

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

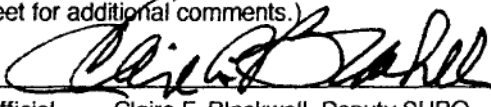
historic name: Krug Park Place Historic District
other name/site number: N/A

2. Location

street & number: Roughly bound by St. Joseph Avenue, Myrtle Street, Clark Street and Magnolia Avenue N/A not for publication
city or town: St. Joseph N/A vicinity
state Missouri code MO county Buchanan code 021 zip code 64501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

 12 June 02
Signature of certifying official Claire F. Blackwell, Deputy SHPO Date
Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:	Signature of the Keeper	Date of Action
___ entered in the National Register ___ See continuation sheet.	_____	_____
___ determined eligible for the National Register ___ See continuation sheet.	_____	_____
___ determined not eligible for the National Register	_____	_____
___ removed from the National Register	_____	_____
___ other (explain): _____	_____	_____
_____	_____	_____
_____	_____	_____

5. Classification

Ownership of Property:	Private	Number of Resources within Property:		
	Public- local	(Do not include previously listed resources in the count)		
Category of Property:	District	Contributing	Noncontributing	
		28	16	buildings
		1	-0-	sites
		-0-	-0-	structures
		-0-	-0-	objects
		29	16	Total

Name of related multiple property listing: Historic Resources of St. Joseph, Buchanan Co., Missouri
Number of contributing resources previously listed in the National Register: 1

6. Function or Use

Historic Functions:	DOMESTIC DOMESTIC TRANSPORTATION	Sub:	single dwelling secondary structure road-related (vehicular)
Current Functions:	DOMESTIC DOMESTIC DOMESTIC TRANSPORTATION RELIGION RELIGION	Sub:	single dwelling multiple dwelling secondary structure road-related (vehicular) religious facility church-related residence

7. Description

Architectural Classification:

- | | |
|------------------|------------------------|
| Greek Revival | Craftsman |
| Italianate | Tudor Revival |
| Queen Anne | Minimalist Traditional |
| Colonial Revival | |

Other Description: N/A

Materials

foundation BRICK
 roof ASPHALT
 walls BRICK
 other WOOD/weatherboard

Narrative Description

See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

- 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
- COMMERCE

Period of Significance

ca. 1888 to 1938

Significant Dates

N/A

Criteria Considerations

N/A

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 of age or achieved significance within the past 50 years.

Significant Persons

- Krug, Henry, Sr. (1822-1904)
- Krug, Henry, Jr. (1867-1946)

Cultural Affiliation

N/A

Architect/Builder

- Felt, John H. (1867-1938)
- Eckel, E. J. (1845-1934)
- Aldrich, William S. (1865-1947)

Narrative Statement of Significance

See continuation sheets.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography

See continuation sheet.

Previous Documentation on File (NPS): N/A

- 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

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository:
Missouri Dept. of Natural Resources

Krug Park Place Historic District

St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

10. Geographical Data

Acreage of Property: approximately 21.5 acres

USGS Quad Map Name: St. Joseph North, MO-KANS.

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing	
A	15	341620	4407240	C	15	342000	4406760
B	15	342140	4407240	D	15	341605	4406780

___ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title: John Linn Hopkins & Marsha R. Oates
organization: Hopkins & Associates date: February 2002
street & number: 974 Philadelphia Street telephone: (901) 278-5186
city or town: Memphis state: TN zip code: 38104

Property Owner

name: Multiple
street & number: telephone:
city or town: state: zip code:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 1

NARRATIVE DESCRIPTION

SUMMARY

Located in the area of St. Joseph, Buchanan County, Missouri, known as the "North End," the Krug Park Place Historic District is a distinctive, significant, predominantly residential area developed between the late-1850s and late-1930s. The district is composed of 18 principal buildings and 11 ancillary structures which contribute to the significance of the district; the balance of the building stock is composed of 3 non-contributing buildings and 12 non-contributing ancillary structures which do not contribute to its significance for the purposes of this nomination. There is also one site located within the district which has been previously listed upon the National Register of Historic Places.

The resources contained within this area reflect three of the associated historic contexts identified in the Multiple Property Submission "Historic Resources of St. Joseph, Buchanan County, Missouri", namely: "Western Outfitting in St. Joseph, 1843-1865;" "Wholesale Distribution in St. Joseph, 1866-1914;" and, the amended context of "Suburban Growth in St. Joseph, 1900-1950." Of the property types identified in the associated contexts, there is 1 example of the "Greek Revival Residences" type; 2 examples of "Residences of Wholesale Company Owners and Investors" type; 1 example of a "Victorian Style Single Family Residence" type; and, 14 examples of "Popular Style Houses. Eleven garages, carriage barns, garden sheds, and "back house" apartments were developed in association with these houses as ancillary structures. There are 2 residences, 1 church building and 11 ancillary structures which do not conform to the standards set nor the periods of significance established for historic property types in St. Joseph.

The district is bounded on the west by a common boundary with Krug Park (part St. Joseph Park and Parkway System, NRHP 1/20/1995), a municipal park developed in tandem with the Krug Park Place subdivision. On the north, the district is bounded by the back property lines of buildings facing Myrtle Avenue; a platted but undeveloped subdivision lies to the north of these properties. On the east, the district is bounded by St. Joseph Avenue (earlier known as the "Savannah Road"), and the grounds of the Northside Recreational Complex. To the south, the district is bounded by the south property line of "Pine Ridge," the original estate of Henry Krug, Sr. A subdivision of residences not reflecting the period of significance and not having a historical association with the Krug Park Place district is located beyond this southern boundary.

Krug Drive, a roadway one block long, lying between St. Joseph Avenue and North West Parkway on the east and Krug Park on the west, runs through the district and divides it into northern and southern sections. Krug Drive was included in the nomination of the St. Joseph

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 2

Park and Parkway System (NRHP 1/20/1995); it is therefore a previously nominated resource not included in the resource count for this nomination.

Much of the district occupies a wide, U-shaped swale that opens to Krug Park on the west and St. Joseph Avenue on the east. The highest point in the district is in the southwestern corner, on the grounds of Pine Ridge; from here, the topography of the district drops sharply to the more intensively developed area of the Krug Park Place subdivision, a portion of which is nearly flat. The topography begins to rise along the north side of Krug Park Place, rises dramatically between Krug Drive and Myrtle Avenue, and continues to rise to the north to a high point well beyond the northern boundary of the district.

The district is composed of five distinct land development patterns, each linked to one or more element of the district's period of significance and/or associations. On the south is the asymmetrical, L-shaped, 9 acre remainder of the original Pine Ridge estate of Henry Krug, Sr., with its residence, outbuildings, drives and landscaping shaped during several periods of development and redevelopment prior to 1962. The last of these periods resulted in the creation of a 3 acre out-parcel from the front yard of Pine Ridge, where St. Peter's Evangelical Lutheran Church and its parsonage were developed at the corner of St. Joseph and Magnolia Avenues. Adjacent to these two large, minimally-developed parcels on the north is the bulk of the Krug Park Place Subdivision, laid out originally as a development of two and one-half blocks in size. The two full blocks of the subdivision are bisected by alleys running east-west; lot frontages face east-west streets. The third pattern in evidence in the district was created by the 1.1 acre remainder of the George Ward farm property, which retains enough of its original site characteristics to make it appear non-conforming with the setbacks and orientation of surrounding residences developed in Krug Park Place. The fourth pattern was created by the development of Krug Drive in *ca.* 1928, laid out over parts of still vacant subdivision lots facing the south side of Myrtle Avenue between St. Joseph Avenue and Clark Street. The combination of these land development patterns has created a setting for the district which is physically and historically complex.

The layers of development patterns in evidence in the district have, in turn, created a wide variety of streetscape and lot patterns. Streets within the district range from 50 to 80 feet wide, and alleys range in width from 16 to 20 feet. Lots within the Krug Park Subdivision were generally laid out with 80 foot frontages and lots depths of 140 feet; combinations of lots have produced parcels with frontages as great as 245 feet wide and as little as 64 feet wide. One subdivision of the rear yard of a lot resulted in a frontage on a side street of 50 feet with a depth of 80 feet. Some lots which are not rectangular in shape are the result of the alignment of St. Joseph Avenue and Amazonia Avenue at an acute angle to true north. The lots outside the Krug Park Place Subdivision are far less regular in size. The lot associated with the Ward farm property has a frontage of 154 feet on Krug Drive and a depth of 300 feet. The Krug estate property has a

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 3

frontage of 130 feet on St. Joseph Avenue, and runs to the west approximately 1400 feet. St. Peter's Evangelical Lutheran Church has a lot frontage of 230 feet along St. Joseph Avenue and a lot depth of 625 feet; a portion of the northern side of the lot has a frontage of 500 feet along Magnolia Avenue.

Aspects of the historic streetscape characteristics of the district are found in both the public and private realms. The streets within the district are paved with asphalt, but, like many areas of St. Joseph, were originally paved with brick as shown by early photographs and accounts of visits to Krug Park (Weeks 1993:18-19). Sidewalks within the district are paved with concrete, but also were originally paved with brick. Most sidewalks are set back from granite curbs behind a grassy neutral strip. The development of Krug Drive in *ca.* 1928 overlaid the lots along the south side of Myrtle Avenue and created a wide grassy strip of approximately 30 feet in width to buffer the rear yards of properties facing Krug Park Place; a narrow grassy strip along the north side of Krug Drive separates the street from a stone retaining wall which supports the elevated and parallel right of way for Myrtle Avenue to the north (see accompanying district map). The intersections of streets within the district are marked with lettered concrete pylons installed in *ca.* 1920 and most, if not all, of these pylons remain in place today.

The character of private landscaping in the district also varies widely as a result of lot sizes, topography, and development over time. Some yards in the district are separated from the street by retaining walls, while others are virtually at grade with the street. Steep lawn terraces are a feature of the properties facing Myrtle Avenue; some of these terraces are behind retaining walls adjacent to the sidewalk. There is but one example of a historic fence in the district, developed as an ornamental picket fence around the yard of 1125 Krug Park Place and currently undergoing restoration. The landscape character of the district is notable for its mature and replacement plantings of trees along the streets and in yards. Varieties of street and yard trees include native species of red and white oak, cotton woods, red maples, sycamores, lindens and tulip poplars. Individual yards have varied tree plantings and general landscape character, but many are planted with common native and non-native shrubs and ornamental plants, including lilacs, and roses, among others.

The landscape character of Pine Ridge is notable for its long, rising, curvilinear drive lined with conifers identified as Austrian Pines, reportedly imported by Krug from his native land (Weeks 1993: 11). The grounds of the estate have other notable landscape features, some of which pre-date the period of significance for this nomination. These landscape features include retaining walls, terraces, a gold fish pond, a fountain, statuary groups and garden areas. Two sets of gateways also mark entrances to the grounds of Pine Ridge: the first is a stone retaining wall with stone piers marked "Pine Ridge," flanking the vehicle entrance to the property on St. Joseph Avenue; the second is a pair of stone piers and a wrought iron gate marked "Pine Ridge," which flank the pedestrian entrance to the grounds at the intersection of Magnolia Avenue and Clark

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 4

Street.

The architectural character of the buildings within the district is defined by a variety of middle-to-late nineteenth century and early-to-middle twentieth century architectural styles and traditional plan types. House types found within the district include the I-house, the cubical villa, the composite house, the four square, the English house, the gable and wing house, and others, including variants of these forms. The predominant architectural styles applied to these buildings includes the Greek Revival, the Italianate, the Queen Anne, the Colonial Revival, the Craftsman, the Minimalist Traditional and the Tudor Revival. The four square is by far the most common traditional house plan within the district; the Colonial Revival is by far the most common architectural style represented.

The original Multiple Property Submission for residential resources in St. Joseph was prepared in 1988, at a time when only a small area of the city had been surveyed and evaluated for its architectural and historic character. Now that large-scale surveys have been completed, hindsight has revealed serious flaws in its use for evaluating the broad cloth of the city's potentially-historic resources. Property types defined in the submission were seemingly developed with only the highest of "high-style" examples in mind; the resulting registration requirements therefore assign an unreasonable premium on the retention of original architectural details in the assessment of integrity. No provision is made for assessing the integrity of buildings which evolve within a historic period through alterations over time. Little distinction is also made between the standards for evaluation of buildings for individual listing as opposed to buildings within districts, and in some cases, the standards for districts are entirely absent.

Today, with the survey of large areas of the city completed, different patterns and priorities have emerged for the assessment of the integrity of architectural resources. The surveys show that the vast majority of residences in St. Joseph were originally built employing a variety of traditional plans constructed in a variety of structural materials. Whether these houses were architect-designed or not, none of the traditional plans was built in exclusive association with one specific architectural style. Each traditional plan possesses characteristic patterns of massing and scale which serve as the basic building block of a structure's integrity, and of the structure's contribution to its surrounding streetscape environment. Appended to examples of these plans are elements which further refine the individual nature of the house, such as porches, roof forms, bay windows, patterns of fenestration, etc. The essential character and place in time for each residence is thus defined by the combination of these factors. The application of trim elements and stylistic details further refines the structure's original sense of time and place, but these elements are subject to alteration over time with changes in fashion, tastes and the advancement of technologies. The textures of non-structural materials is the least important

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 7

Page 5

MPS Listing: "Historic Resources of St. Joseph, Missouri"

factor in defining the outward character of a residence in St. Joseph, especially since these textures are highly subject to change over time due to conditions of maintenance, changes in fashion, and changes in technology.

The survey data also shows that there are many residences in the historic area of St. Joseph which have witnessed alterations of their original features during a historic period. These alterations range from substantial additions which alter the original traditional plan of a house, to far less significant changes in architectural detailing, materials or textures. The evolved character of these residences not only demonstrates the continuity of the district as a place for living, but may also demonstrate significant individual, local or national trends that should not be discounted.

These findings have yet to be incorporated into an amended Multiple Property Submission. Until then, the following revised registration requirements have been employed when evaluating the residences of the proposed district.

There are three groups of buildings within the proposed district which represent varying levels of architectural integrity. The first group is composed of structures built within the period of significance which retain all of their original features from the time of their construction, or which have witnessed alterations that have occurred within the historic period. These structures represent the highest level of architectural integrity and have the ability to demonstrate one or many historical trends of importance to the district. These structures contribute to the significance of the district and are labeled (C). The second group is composed of buildings which represent the historic period, but have witnessed changes after the close of the historic period of significance in 1939. In spite of the changes, these structures still retain enough of their historical character to contribute to the district's sense of time and place. Each building retains the defining character of massing and scale that is derived from its traditional plan; the retention of rooflines, porches, trim details, patterns of fenestration, and decorative architectural elements are of secondary importance, but should be considered when evaluating integrity. The loss or modification of original materials and textures poses the least impact to the integrity of these resources. Residences of this type which still retain enough of their integrity also contribute to the significance of the district and are labeled (C) in the district's inventory.

The third group of structures to be found in the district are those which were built after the close of the historic period, or are structures which have seen substantial alteration after the close of the historic period so as to have lost their ability to contribute to the district's sense of time and place. Alterations or additions which have changed the massing and scale of the building's traditional plan are of the greatest concern. The effect of substantial changes in roofline, changes the size of window openings, the removal or covering of trim elements, or the enclosure of a porch with little or no fenestration will also have compromised the building's contribution to the significance of the district. Artificial siding which changes the orientation and delineation of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 6

the facade will also compromise integrity, such as the application of board and batten siding over weatherboard, and visa versa; the same is true of dramatic alterations of exterior materials, such as the application of brick veneer over a formerly frame exterior, or the application of stone veneer over an original stucco or brick surface. These buildings have lost their ability to contribute to the district's significance, and are labeled (NC) in the district inventory. The residences located at 3615 Clark Street and at 1125 Magnolia Avenue are non-contributing resources, but it is felt that their contributing status could be recaptured if a carefully-planned rehabilitation were to be carried out on the buildings. In light of this, and for the purposes of preservation planning alone, these building have been labeled (NC*)

Included in the inventory is the provision for the urban streetscape characteristics of the district, which were derived from the various formal and informal contributions of public and private improvements over time. While none of these elements taken alone is significant enough to be counted within the inventory, taken as a whole they form a specific identity that contributes to the qualities of setting and place that are unique to the district. The qualities of the combined whole are counted within the inventory as a single contributing site.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 7

INVENTORY OF STRUCTURES AND SITES

CLARK STREET

01 3615 Clark Street (NC) A. L. Guitar House Two-story, four-bay, frame four square with no architectural influence, built 1916 and altered in *ca.* 1970. Hip roof covered with asphalt shingles, with wide, flared eaves. Exterior walls covered with board and batten and Masonite siding. Windows are 1/1 metal frame replacement sashes. Two-story, full-width porch, partially enclosed, supported by simple replacement posts. Two entrances each contain solid replacement doors. Non-Contributing Resource.

KRUG DRIVE

02 Krug Drive (C) This one block-long, two-lane drive was established in 1927-28 to connect Northwest Parkway and St. Joseph Avenue to a new vehicular entrance to Krug Park. St. Joseph Park and Parkways, NRHP 1/20/1995.

KRUG PARK PLACE

03 1105 Krug Park Place (C) Henry Krug, Jr. House E. J. Eckel, architect Two and one-half story, five-bay, brick masonry composite house with Queen Anne influence, built 1892. Complex hip and gable roof covered with asphalt shingles, with modillion box cornice, hip dormer with two 1/1 double-hung sashes, and gable end with porch recessed behind semi-circular arch. Facade features a corner circular tower with a conical roof topped with a copper finial. Windows are 1/1 double-hung sashes with stone lintels, and a single-light cottage window. Partial-width, L-plan porch and porte cochère covered with a gable and hip roof supported by paired columns with Doric capitals raised on stone bases with a block spindle balustrade; the porch gable end has foliated decoration and contains the monogram "HK". Entrance contains a multi-panel Queen Anne cottage door decorated with a swag motif. Residences of Wholesale Company Owners and Investors.

a. Garage, 2000. One and one-half story, two-bay, frame, gable roof, asphalt shingles, vinyl siding, hinged plywood doors. (NC)

b. Carriage house, ca. 1892. One and one-half story, two-bay, brick masonry, hip roof with hip dormer, asphalt shingles, 1/1 and 2/2 double-hung sashes, fan-light and multi-panel replacement door. (C)

04 1112 Krug Park Place (C) A. V. Schaeffer House Two-story, four-bay, frame composite house variant with Queen Anne and Colonial Revival influence, built 1913. Complex flat, hip and gable roof covered with asphalt shingles, with modillion box cornice and frieze, gable dormers with 1/1 double-hung sashes, and closed gable end with a semi-circular arched, single-light casement. Exterior features a side, two-story, polygonal bay window, and a polygonal bay window in the porch. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and 9/9 metal frame replacement sashes with pedimented lintels, a Palladian arrangement with three 1/1 double-hung sashes and semi-circular arched, single-light transom, and a 1/1 cottage window. Full-width, flat roof porch with semi-circular projection supported by paired columns with Scamozzi capitals and a turned spindle balustrade. Entrance features a fan-light, multi-panel replacement door topped with a covered transom. Victorian Style Single Family Residence.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 8

05 1120 Krug Park Place (C) W. W. VanSant House Two-story, three-bay, frame four square with Colonial Revival influence, built 1914. Hip roof covered with asphalt shingles, with wide eaves, modillion cornice, and a hip dormer with two 8/1 double-hung sashes. Exterior walls covered with asbestos siding; two-story box bays undercut on the first floor project from each side. Windows are 1/1 and 9/1 double-hung sashes, some in groups of three. Partial-width, flat roof porch with a block spindle roof balustrade supported by columns with Doric capitals in groups of three, raised on brick bases. Entrance a multi-light door with 1/2 length multi-light sidelights, and a side multi-light door. Popular Style House.

Garage, ca. 1960. One-story, two-bay, frame, gable roof, asphalt shingles, vinyl siding, multi-panel overhead doors. (NC)

06 1125 Krug Park Place (C) J. G. Schneider House E. J. Eckel, architect Two and one-half story, four-bay, brick-veneered center hall house variant with Colonial Revival influence, built 1899. Side gable roof covered with asphalt shingles, with box cornice, dentil frieze, and two gable dormers each with 12/1 double-hung sashes. Windows are multi-light/1 fan motif sashes, and three 1/1 cottage windows set in corbeled panel reveals. Full-width, L-plan porch with flat roof supported by columns with Doric capitals and a block spindle balustrade; a flat roof sun porch enclosed with groups of 1/1 double-hung sashes extends over the side portion of the porch from front to back. Entrance contains a single-light, single-panel double-door topped with an elliptical fan light and flanked by oversized single-light sidelights. Popular Style House.

Garage, ca. 1910, altered ca. 1995. One-story, four-bay, frame, gable roof with jerkinhead, asphalt shingles, weatherboard siding, multi-panel replacement overhead doors. (NC)

07 1130 Krug Park Place (C) Benton Quick House Two-story, three-bay, brick-veneered four square with Colonial Revival influence, built 1901. Hip roof covered with asphalt shingles, with cornice gutters, box cornice, wide eaves, dentil frieze and polygonal hip dormer with four 1/1 double-hung sashes. Exterior features a projecting, two-story, hip-roofed polygonal bay window. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Full-width, flat roof porch supported by brick piers, with an added block spindle balustrade. Two entrances each contain a single-light, two-panel door. Popular Style House.

Garage, ca. 1920. One-story, two-bay, frame, gable roof, asphalt shingles, weatherboard siding, multi-panel replacement overhead door. (C)

08 1135 Krug Park Place (C) Mrs. M. B. Watkins House I. H. Felt, architect Two and one-half story, four-bay, frame four square with Colonial Revival influence, built 1903. Hip roof covered with asphalt shingles, with box cornice, wide eaves, dentil frieze, and three hip roofed dormers each with pairs of clathri/1 double-hung sashes. Exterior features one side and two front polygonal bay windows under the eaves above the porch. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and two multi-light stained/1 cottage windows. Full-width, L-plan, flat roof porch supported by fluted columns with Doric capitals. Entrance contains an oval-light door. Popular Style House.

Garage, ca. 1903. One-story, two-bay, frame, hip roof, asphalt shingles, weatherboard siding, 6/6 double-hung sashes, and two sets of three six-light, two-panel folding bay doors. (C)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 9

09 1140 Krug Park Place (C) William A. Graham House Two-story, three-bay, brick-veneered four square with Colonial Revival influence, built 1913. Hip roof covered with asphalt shingles, with cornice gutters, box cornice, wide eaves, dentil frieze and a hip dormer with two multi-light casement sashes. Windows are 1/1 double-hung sashes. Full-width, L-plan, flat roof porch supported by paired columns with Doric capitals raised on brick bases. Entrance contains a four-light, two-panel door, and two pairs of multi-light double-doors on porch. Popular Style House.

10 1150 Krug Park Place (C) Benton Calkins House Eckel & Aldrich, architects Two and one-half story, three-bay, brick-veneered four square variant with Colonial Revival influence, built 1915. Gable roof covered with asphalt shingles, with box cornice, cornice returns, and gable dormers with 6/1 double-hung sashes. Exterior features a side, projecting, two-story box bay. Windows are 6/1 and 8/1 double-hung sashes. Entrance contains a single-light door topped with a multi-light replacement transom, set in a surround with a broken pediment and fluted Doric pilasters. Popular Style House.

Garage, ca. 1945. One-story, two-bay, concrete block, flat roof, asphalt roofing, metal overhead doors. (C)

MAGNOLIA AVENUE

11 1101 Magnolia Avenue (C) E. D. Forum House Two and one-half story, three-bay, brick-veneer and frame four square with Colonial Revival influence, built 1909. Hip roof with flared eaves covered with asphalt shingles, with box cornice, cornice gutters, wide eaves and three hip dormers each with pairs of 1/1 double-hung sashes. Exterior features two polygonal bay windows under eaves above porch. Exterior walls covered with brick veneer on first floor and vinyl siding on second floor. Full-width, gable-roof porch supported by pairs of cast stone, fluted columns with Doric capitals raised on brick bases. Entrance contains a single-light door. Popular Style House.

Garage, ca. 1980. One-story, one-bay, frame, gable roof asphalt shingles, vinyl siding, multi-panel overhead door. (NC)

12 1109 Magnolia Avenue (C) L. B. Stivers House Eckel & Aldrich, architects Two-story, three-bay, brick veneer and frame four square with Craftsman influence, built 1921. Hip roof covered with asphalt shingles, with wide eaves and hip dormer with a 3/1 double-hung sash. Exterior walls covered with brick veneer on first floor and weatherboard siding on second with a flared water table. Windows are 12/1 double-hung sashes. Partial-width, flat roof porch supported by brick piers. Entrance contains a single-light, multi-panel Colonial Revival cottage door. Popular Style House.

Garage, ca. 1921, altered ca. 1995. One-story, two-bay, frame, gable roof, asphalt shingles, exterior plywood siding, multi-panel replacement overhead door. (NC)

13 1115 Magnolia Avenue (C) E. V. Kirkpatrick House Two-story, three-bay, brick-veneered English house with Tudor Revival and Minimalist Traditional influence, built 1936. Complex gable roof covered with asphalt shingles, with flush eaves. Facade features an exterior asymmetrical chimney stack. Windows are 1/1 double-hung sashes, some in pairs, and some six-light double-casement sashes set in segmental arched reveals with keystones. Side, one-bay, flat roof porch supported by brick piers spanned by segmental arches. Entrance set in projecting gable roof vestibule with a single-light board door set in a segmental arched reveal. Popular Style House.

Garage, ca. 1936. One-story, one-bay, frame, gable roof, novelty siding, and a multi-light, multi-panel overhead door. (C)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 10

14 1123 Magnolia Avenue (C) B. F. Murchie House Two-story, three-bay, brick-veneered four square with Colonial Revival influence, built 1911. Hip roof with flared eaves covered with asphalt shingles, with wide eaves and hip dormer with two 1/1 double-hung sashes. Exterior features a side, hip-roofed, box bay window. Windows are 1/1 double-hung sashes with stone lintels, and two 1/1 cottage windows. Full-width, gable-front porch supported by brick piers raised on brick bases. Entrance contains a three-light replacement door. Popular Style House.

Garage, 1928. One-story, two-bay, brick masonry, hip roof, asphalt shingles, metal replacement overhead doors. (C)

15 1125 Magnolia Avenue (NC*) E. W. Wray House Two-story, three-bay, frame four square with Colonial Revival influence, built 1901 and altered in ca. 1990. Hip roof covered with asphalt shingles, with wide eaves and three hip dormers each with pairs of 3/1 double-hung sashes. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, two diaper-pattern casement sashes, and two multi-light/1 cottage windows. Full-width, flat roof porch and porte cochère supported by wrought iron replacement posts. Entrance contains a single-light, single-panel door. Non-Contributing Resource.

Garage, ca. 1960. One-story, two-bay, concrete block, flat roof, metal overhead doors. (NC)

MYRTLE AVENUE

16 1101 Myrtle Avenue (C) George Ward House Two-story, four-bay, brick masonry I-house with Greek Revival influence, built ca. 1857, and altered with Italianate influence ca. 1897. Side gable roof covered with asphalt shingles, with box cornice. Exterior features side, one-story, two-bay, brick masonry ell. Windows are 1/1 double-hung sashes with stone lintels, some in pairs, and two, side, segmental arched windows with stained glass sashes. Entrance contains a two-light replacement door topped with a multi-light transom and flanked by multi-light sidelights. Greek Revival Houses.

a. Former ell, ca. 1870, moved 1944. One-story, three-bay, frame, gable roof, asphalt shingles, weatherboard siding, 1/1 double-hung sashes, single-light, three-panel door with single-light transom. (NC)

b. Garage, ca. 1980. One-story, three-bay, brick veneer, gable roof, asphalt shingles, multi-panel overhead doors. (NC)

17 1103-05 Myrtle Avenue (C) J. W. Stouffer House Two and one-half story, eight-bay, brick veneer and frame gable and wing house with Colonial Revival, Craftsman and Tudor Revival influence, built 1909. Complex gable roof covered with asphalt shingles, with exposed rafter tails and gable end covered with square shingles with three six-light casement sashes. Exterior features a front exterior asymmetrical chimney stack, a side, one-story, one-bay ell, and a polygonal bay on one porch. Exterior covered with brick veneer on first floor and wood shingles on second. Windows are 9/1 double-hung sashes, some in pairs. One partial-width, flat roof porch supported by columns with Doric capitals raised on brick bases with a plank spindle balustrade; and, one one-bay, flat roof porch supported by columns with Doric capitals raised on brick bases with a plank spindle balustrade. Entrances contain a single-light, two-panel door flanked by 9/1 double-hung sashes, and a single-light, two-panel door. Popular Style House.

Garage/Quarters, ca. 1909. One and one-half story, two-bay, frame, gable roof, asphalt shingles, wood shingle siding, board and batten rolling bay doors and bead board and cross-buck hinged bay doors. (C)

Garage, ca. 1950. One-story, two-bay, frame, gable roof, asphalt shingles, exterior plywood siding, bay doors enclosed. (NC)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 11

18 1109 Myrtle Avenue (NC) T. E. Wolfing House One-story, five-bay, brick veneered ranch house with Modernist influence, built 1955. Side gable roof covered with asphalt shingles, with box cornice. Windows are 1/1 metal frame sashes, some in pairs. Entrance contains a fan-light, multi-panel door. Non-Contributing Resource.

Garage, *ca.* 1955. One-story, one-bay, frame, shed roof with rear shed addition, exterior plywood siding, multi-panel overhead door. (NC)

ST. JOSEPH AVENUE

19 3520 St. Joseph Avenue (C) Henry Krug, Sr. House (a.k.a. Pine Ridge) Two-story, seven-bay, brick masonry cubical villa with Italianate influence, built 1878, altered *ca.* 1920 with stucco veneer and Colonial Revival influence, and with rear addition *ca.* 1955. Hip and gable roof covered with terne metal roofing, with cornice gutters, box cornice and frieze, wide eaves, scroll sawn brackets, hip dormers with 1/1 double-hung sashes, and, square, hip roof cupola with semi-circular louvered vents and semi-circular arched 2/2 double-hung sashes. Exterior features a two-story, gable roof, polygonal bay window, and a rear, two-bay carport. Windows are 2/2 double-hung sashes, some in groups of three, with corbeled segmental arched hoods with labels and keystones. Partial-width, flat roof porch with scroll sawn roof balustrade, supported by replacement columns with Scamozzi capitals, and enclosed with paired multi-light casement sashes. Entrance contains a multi-light door. Residences of Wholesale Company Owners and Investors.

a. Embankment carriage house/quarters, *ca.* 1878. Two-story, two-bay, brick masonry, hip roof, asphalt shingles, 4/4 double-hung sashes in segmental arched reveals, and three pairs of four-light, two-panel Craftsman folding bay doors. (C)

b. Embankment ice house, *ca.* 1878. One-story, one-bay, brick masonry, gable roof behind gable parapet, five-panel door set in added surround with segmental pediment. (C)

c. Carriage house, *ca.* 1878. One-story, two-bay, brick masonry, low gambrel roof, asphalt shingles, 4/4 double-hung windows in segmental-arched reveals, four-panel door in segmental arched surround, board and batten sliding bay doors. (C)

d. Garden shed, *ca.* 1920. One-story, two-bay, frame, hip roof, asphalt shingles, decorative rafter tails, pressed metal siding, Craftsman multi-light windows, solid replacement door. (C)

20 3524 St. Joseph Avenue (NC) St. Peter's Evangelical Lutheran Church One-story, three-bay, stone-veneered center aisle church sanctuary with Modernist influence, built 1962. Complex gable roof covered with asphalt shingles. Exterior features front projecting apse with vertical window strips of single-light casements, and raking buttresses along side walls. Windows are single-light stained glass casement sashes. Entrance set in recessed vestibule in side, rear projecting gable end, and contains a three-light double-door topped with a single-light transom. Non-Contributing Resources.

Parsonage, 1962 (1024 Magnolia Avenue). One-story, six-bay, stone-veneered split-level ranch house with Modernist influence, hip roof, asphalt shingles, single-light casements, some in groups of four, single-light "picture" window flanked by single-light casements, single-light door flanked by full-length, single-light sidelights. (NC)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 7 Page 12

21 3710 St. Joseph Avenue (C) W. W. Davis House One and one-half story, three-bay, brick-veneered English cottage with Tudor Revival influence, built 1938. Complex gable roof covered with concrete shingles, with flush eaves. Exterior features basket weave and raking bond patterns in gable ends. Windows are 4/4 and 6/6 double-hung sashes, some in pairs and groups of three. Side terrace set behind curved wing wall atop embankment garage with multi-light, multi-panel overhead bay doors. Entrance set in projecting gable roof vestibule and contains a leaded-light, board and batten door. Popular Style House.

22 3802 St. Joseph Avenue (C) Fred Walter Home Two-story, three-bay, brick veneer and frame four-square variant with Craftsman influence, built 1910. Complex gable and hip roof covered with asphalt shingles, with box cornice and wide eaves, and gable dormer with two 1/1 double-hung sashes. Exterior features a side, polygonal hip roofed bay window. Exterior walls covered with a skirt of brick veneer, with weatherboard above. Windows are 1/1 double-hung sashes and multi-light casement sashes. Partial-width, flat roof porch supported by Craftsman brick piers with a closed brick balustrade and enclosed with banks of multi-light casement sashes. Entrance contains a multi-light door flanked by multi-light sidelights. Popular Style House.

Garage, ca. 1950. One-story, three-bay, brick veneer, gable roof, multi-light, multi-panel overhead bay doors. (NC)

23 General Streetscape Characteristics (C) The character of the streetscape elements of the district combine to provide it with significant qualities of setting. These characteristics include the street and alley matrix of the district, its lot patterns, the concrete paving of sidewalks, stone curbs, , stone walls and gates, concrete pylon street markers, lawn terraces, retaining walls, mature street and yard trees, and other elements of the built and natural environment found in the district. For the purposes of the resource count in this nomination, these elements have been combined as one contributing site element.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 13

NARRATIVE STATEMENT OF SIGNIFICANCE

SUMMARY

The Krug Park Place Historic district is nominated under two National Register Criteria for its significant contributions to the architectural and historical development of St. Joseph, both within a period of significance beginning in ca. 1888 and ending in ca. 1938. Under Criterion B in the area of Commerce, the district possesses significance for its association with the lives and careers of Henry Krug, Sr. (1822-1904), and his son, Henry Krug, Jr. (1861-1946), two figures who made notable contributions to the development of St. Joseph as a center for banking, meat packing and livestock marketing center in the late-nineteenth and early-twentieth centuries. While there are other resources extant in St. Joseph which reflect the Krug's business and philanthropic ventures, Pine Ridge, the home of both Henry Krug, Sr. and Henry Krug, Jr., and the Krug Park Place Subdivision, best represent the totality of the significance of these gentlemen in the history of St. Joseph.

Under Criterion C in the area of Architecture, the district is nominated as a notable, cohesive collection of late-nineteenth and early-twentieth century single-family residences developed exclusively for middle-and upper-income homeowners within a planned subdivision context. The Krug's intent and control over the subdivision created the sense of an enclave, and the exclusive nature of the sale of its lots to upper-middle income families were both conditions not shared by other residential subdivisions in St. Joseph prior to World War One. The effect on these conditions on the character of the district resulted in the development of houses of a fairly consistent mass and scale, placed within a setting of lower density when compared with other housing areas of the city. The small population of buildings within the district includes important and representative examples of a number of significant major traditional plan types and architectural styles developed in St. Joseph within the period of ca. 1888 to ca. 1938, including several examples designed by St. Joseph's most notable architects. The high quality of the design, materials and workmanship in evidence in the district, when considered with the unique character of its setting, combine to make the district a truly extraordinary contribution to the broadcloth of St. Joseph's built environment.

The nomination of this property is consistent with the property types presented in the Multiple Property Submission, "Historic Resources of St. Joseph, Buchanan County, Missouri" as amended, under its Associated Historic contexts of "Western Outfitting in St. Joseph, 1843-1865;" "Wholesale Distribution in St. Joseph, 1866-1914;" and the amended context of "Suburban Growth in St. Joseph, 1900-1950." The residential buildings constructed during the period of significance for the district include a variety of property types identified in the Multiple Property Submission. Architectural styles applied to these structures include the Greek Revival,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 8 Page 14 MPS Listing: "Historic Resources of St. Joseph, Missouri"

Italianate, Queen Anne, Craftsman, Colonial Revival, Tudor Revival and Minimalist Traditional styles, along with some combinations and modifications of these styles. These buildings reflect the dramatic growth experienced by St. Joseph during the late nineteenth and early twentieth century, and the cultural response to the needs of a growing population.

The early development of the general area of the Krug Park Place Historic District is linked to George Ward, who purchased the Northeast 1/4 of Section 32 of Township 58 North, Range 35 West and adjoining lands in May of 1854 (Deed Book P:152; St. Joseph Landmarks Commission Survey Files). The land acquired by Ward includes much of the property within the boundaries of the district, as well as adjoining acreage included in the boundaries of Krug Park (St. Joseph Park and Parkways System, NRHP 1/20/1955). Ward, who was a resident of Marion County, Missouri at the time of his acquisition of the land, moved to Buchanan County and probably had begun developing the farm property by 1857, at which time he deeded a small tract of his land to the City of St. Joseph for use as a cemetery (St. Joseph Landmarks Commission Survey Files). Ward left the property and moved to Howard County, Missouri by 1862 (Deed Book 29:472), perhaps due to an illness, where it appears that he died in *ca.* 1865. A thirty-two acre portion of Ward's land was sold by his heir or executor, Thomas Ward of Howard County, for \$3,500.00 on March 27, 1866 (Deed Book 38:398) to Husselton Compton, who owned adjoining property to the south of the tract. The high sales price for the tract suggests strongly that the property was developed with the extant brick house before Ward left the property in 1862. The Ward House is located in the district at 1101 Myrtle Avenue.

During the Compton family's ownership of the property, the original Ward house was altered to accommodate his wife, Nancy, and their five children. Compton probably was responsible for building a frame addition to the main block of the brick house *ca.* 1870. This addition was removed by Joseph Scheneker in 1944 and relocated to the west of the brick house, where it served as a temporary home for Scheneker while renovating the original brick structure. The detached addition still stands in the west yard of the property.

Apparently, a number of other structures also were built over time to create a compound of sorts for the extended Compton family. The 1880 Census suggests that there were three, or possibly four, households associated with the property, including that of Husselton and Nancy Compton; the home of their youngest daughter, Annie, and her husband Augustus Eastman; and, the home of their eldest daughter, Jane Compton and her daughter Addie. A photograph of the property taken *ca.* 1889 confirms the location of at least one of these additional houses on the property, which appears to have stood near the present-day lake in Krug Park, just west of the district boundary.

The association of Henry Krug, Sr. with this area of Buchanan County began in 1867 when Krug and one of his business partners, Frederick Hax purchased a twenty acre tract in the southeastern

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 15

quarter of Section 32 from William Compton, the son of Hesselton Compton (St. Joseph Landmarks Commission Survey Files). The motivation for the Hax and Krug to buy the land is unclear, given that the tract was undeveloped and that both partners retained residences and their pork packing business in St. Joseph for the immediate future. When Krug and Hax ended their partnership in 1871 and divided their holdings, Henry Krug retained ownership of these 20 acres of land.

Henry Krug, Sr. came to America in 1851, where he made a futile attempt to find his fortune in the California gold fields. His next American venture, a bakery and grocery service, was a financial success. He planned to return to his native Germany, but after finding that his brother William had also immigrated to America, the two met in Missouri where they planned to farm for a living (Weeks 1993:10). They soon found farming to be a disappointment and moved to St. Joseph in 1859 where they opened another grocery store. Taking advantage of the booming trade with the West, the brothers also established a branch of their store in Denver, Colorado, which proved to be a solidly successful enterprise in its own right (Weeks 1993:10).

In 1859, Henry Krug married Louisa E. Hax, the daughter of a successful German furniture retailer in St. Joseph. After the Civil War, the Krug brothers joined Louisa's brothers George, John, and Fred Hax in establishing the Hax and Krug meat packing business in 1868, reportedly the only such enterprise of its kind in the city at the time (Weeks 1993:10). While the partnership was short-lived for reasons that are unclear, the venture must have proved successful. When the firm dissolved in 1871, the Krugs and George Hax left the city and went down river to establish a meat packing business in Weston, Missouri, expecting to take advantage of Weston's proximity to the river and to the businesses related to Fort Leavenworth and the Oregon Trail head. The partners returned to St. Joseph in 1873, where they established the Henry Krug Packing Company, again the only meat packing company in the city at the time (Weeks 1993:10). The new firm was formally incorporated in 1877. In all likelihood, the move back to St. Joseph was justified by the city's established presence in the wholesale distribution market in service to the West, and greatly magnified by the completion of the St. Joseph & Grand Island Railroad Bridge across the Missouri River in 1873 (Logan 1979:127-128). The meat packing industry in St. Joseph re-established by the Henry Krug Packing Company grew from contributing virtually nothing to the city's economy in 1873 to ranking among the fifth largest market in the country by 1900 (Journal of Commerce Special 1900; see Urbana Group 1993: cit. #2 and 29). Several competitors also contributed to the growth of the meat packing industry in St. Joseph during this period, but the Henry Krug Packing Company both the city's largest and the industry leader.

The rapid success of their new meat packing business permitted the Krug brothers to branch out into other areas of investment. The brothers joined other investors in 1876 to form the Union Street Car Company and built a horse-drawn street car line which ran from Market Square to

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 16

New Ulm Park on St. Joseph Avenue, approximately a half-mile to the south of district. The new street car line was the city's second; the original line, the Citizen's Street Railroad, opened in 1866 and connected the downtown core of the city with the growing warehousing and railroad facilities to the south. The Union line was developed to serve the northern reaches of the city and its growing population in an area that was becoming a center for the city's breweries and distillation businesses, the famed Goetz Brewery among them. The success of the Union line permitted the company to enter direct competition with the Citizen's line in 1880, when the Union line opened a new route that extended south along Sixth Street through the heart of the city's manufacturing, warehouse and railroad center.

The success of these ventures allowed Henry Krug to begin development of his Pine Ridge estate in about 1877; city directories suggest that Krug occupied his new home in late 1878 or early 1879 (St. Joseph Landmarks Commission Survey Files).

The country estate built for Krug was an expansive Italianate mansion that compared well with the largest and most opulent of its in-town contemporaries. Unlike most of the houses built for St. Joseph's emerging upper class of affluent wholesale and banking entrepreneurs, Pine Ridge had the added advantage of its site and the magnificent views from its long porches and belvedere. The house immediately became a landmark for travelers approaching St. Joseph on the Savannah Road (now St. Joseph Avenue) and was the scene of many social events over the next sixty years.

Krug's stature in the community and his personal wealth continued to grow through the 1880s, reaching new heights when he founded the German-American Bank in 1887 at 624 Felix Street and became the new institution's first president, with son Henry Krug, Jr. as vice president (see German-American Bank Building, NRHP 11/24/1978; included in Commerce and Banking Historic District, NRHP 1/5/2001). Later the same year, Krug's Union Street Car Company converted its street cars for electrical service, thus dramatically cutting travel times along the line (Rutt 1904:145-147). Before the electric trolley service was put into daily use, the elder and younger Krugs began to implement an ambitious plan to develop the land adjacent to Henry Krug's Pine Ridge estate. The plan centered on the development of a privately held public park and an adjacent subdivision enclave of expensive houses which would be serviced by extending the Union Street Railroad's line from its old terminus at New Ulm to the gates of the new street car park. The plan for the park and the subdivision were published in the St. Joseph newspapers in 1888, and in September of the same year, the papers reported that the "Union Railway Company yesterday formally opened its splendid new park situated at the terminus of the electric line..." (Weeks 1993:4-5). Some sources suggest that twenty of the original forty acres acquired by the Krugs for this purpose were set aside for the park development, with the balance allotted for the development of the Krug Park Place Subdivision (ibid.). The thirty two acre remainder of the George Ward farm was purchased by Krug in February of 1890 to complete the subdivision plan;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 8

Page 17

MPS Listing: "Historic Resources of St. Joseph, Missouri"

a ten acre part of this parcel was added to the park development in March of 1890 (*ibid.*; Deed Book 240:205; and, St. Joseph Landmarks Commission Survey Files). The properties held by Henry Krug, Sr. were transferred to the Krug Park Company, a holding company formed by Krug and his son, Henry Krug, Jr.

The *ca.* 1888 "bird's eye" view of the proposed park, subdivision, and Krug estate reveals that the streetcar line entered the subdivision from the Savannah Road (St. Joseph Boulevard) at Park Avenue, the street now known as Krug Park Place. The street cars deposited visitors at the park's entrance at the intersection of Park Avenue and Clark Street (Weeks 1993: inside front cover). The development of the park at this early stage was apparently limited to one main feature, a seventy-foot tall observation tower, as confirmed by early photographs (Weeks 1993:6).

However, before the park could become a truly significant draw for the citizen's of St. Joseph (and with it, the development of the residential subdivision), the Union Street Car Company was bought out by the People's Street Railway, Electric Light and Power Company in 1890, a competing firm established by outside capitalists in 1887 (Rutt 1904:142). The park and the subdivision development were not included in the sale of the street car line. Instead, Henry Krug, Sr. made a donation of the park to the City of St. Joseph, accepted by resolution of the City Council on March 1, 1890 (Weeks 1993:4). The Krug's generosity in support of the park development continued for the next forty years through successive donations of land in 1914, 1928, and 1936 (Weeks 1993:5).

The plan for the residential subdivision was unlike any other residential area developed in St. Joseph prior to World War One in a number of ways. Residential subdivisions in St. Joseph before Krug Park Place were open developments that employed a gridded matrix of named and numbered streets extending almost seamlessly between one development and the next. While this approach certainly promoted orderly development and enhanced the movement of traffic, the casual observer of today is hard pressed to recognize the subtle differences of historical development between one subdivision and the next. In sharp contrast, Krug Park Place was designed to be isolated from the grid, and it was provided with only limited access. Henry Krug, Sr.'s Pine Ridge estate insured a buffer along the southern side of the subdivision, and Krug Park provided the same separation on the west. Other than the connections between its internal streets and St. Joseph Avenue, the only other connection within the subdivision and other parts of the area was made where Myrtle Street connects with the Amazonia Road, and old country way running to the north that was little traveled then, and remains little traveled today.

The development of the residential subdivision began in earnest after Krug Park became city property, largely under the guidance of Henry Krug, Jr. (1861-1946). The younger Krug had, by 1890, become a major figure in St. Joseph in his own right. He had entered his father's meat packing business at age sixteen, and eventually rose to be the company's treasurer. He used his

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 18

influence within the business community of the city to lead the organization of the St. Joseph Stockyard Company in 1887, the success of which made the younger Krug even more wealthy and powerful (Weeks 1993:11; The current Livestock Exchange Building was developed in 1896 to the plans of E. J. Eckel at 601 Illinois Street, while the younger Krug was still a member of the Exchange board).

In 1892, the first new residence was completed in the Krug Park Place subdivision; it was the house designed by architect E. J. Eckel (1845-1934) for Henry Krug, Jr. and his new bride, Selma Hegner. With the exception of the earlier Ward House located nearby, this finely detailed and expansive Queen Anne-styled residence designed by the city's foremost architect was the only house built in the subdivision for seven years.

Several factors probably contributed to the delay in the subdivision's development. It is likely that the financial panic of 1892 and the short-lived depression that followed it played something of a role in curtailing development, though most historians suggest that St. Joseph's robust wholesale markets insulated the city from the effects of this economic decline. In spite of the accessibility of the subdivision to a major streetcar line, the location of Krug Park Place in 1892 was distant from the other developed areas, and plenty of prime residential home sites remained undeveloped in "in-town" neighborhoods. Another factor may have been that the subdivision lay outside of the city limits and thus was not connected to public water and sewer systems until the area was formally annexed in 1899.

A final possibility in the delay may have been imposed by the Krugs themselves, who may have wished that the lots in the subdivision only be sold to and developed by family friends and business associates of sufficient means to afford a house of the scale and quality desired by the Krugs. While there is no documentary evidence to support this assertion, the proof of it may lie in the character of the subdivision after its development. Again, unlike any other residential area in St. Joseph developed before World War One, development of the Krug Park Place Subdivision was overseen by one entity from its beginning to end. Unlike other residential areas in St. Joseph where no such individual control existed, expansive mansions were often developed on large lots or an entire block, and smaller worker cottages would appear in great density on blocks immediately adjacent. Krug Park Place contains houses all of a consistent two-story scale, and all are set on large lots. This suggests that the Krug Park Company maintained at least an unstated policy about the minimum lot and house size for development, and consequently, had a standard for the minimum investment level in the subdivision.

The first "new blood" to enter the subdivision came in 1897, when cigar maker Henry Lemmel purchased the old Ward house from the Krug Park Place Company and began renovating the property. The large segmental-arched stained glass window in the east wall of the house is the only outwardly-visible reminder of Lemmel's treatments to the property. The second new house

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 19

in the subdivision was also designed by E. J. Eckel and built in 1899 for J. G. Schneider, who, like Henry Krug, Jr., was a vice president of the German-American Bank of St. Joseph.

Annexation of the area surrounding Krug Park in 1899 brought with it a more intensive effort by the city to develop the park into a true pleasure ground for its citizens, leading finally to its formal dedication in 1902 (St. Joseph Park and Parkway System, NRHP 1/20/1995). The Krug family complemented the establishment of the park by donating funds to the St. Joseph School Board to build Krug School, which opened in 1902 on a site at the southeast corner of Karnes Road and St. Joseph Avenue, directly opposite Myrtle Avenue (Historical Publishing Company 1915:144; the school was demolished *ca.* 1965). The additional attention given to the park improvements and the development of the neighborhood school undoubtedly had an effect in improving the demand for the development of the subdivision, though at best, the demand was still rather weak. Only eight houses were built during the first decade of the twentieth century, beginning with the Colonial Revival-styled four square home of Krug Park Company employee E. W. Wray in 1901, located at 1125 Magnolia Avenue.

(Three of the houses built in this period no longer stand. The first was the home of J. O. Barkley, built in 1901 at the corner of St. Joseph Avenue and Myrtle Street. Barkley had been a long-standing friend and business associate of Henry Krug, Jr.'s, who first met during the establishment of the St. Joseph Stockyards Company in the late-1880s [St. Joseph Landmarks Commission Survey Files]. The Barkley home was demolished in 1927. The second of these was the Queen Anne-styled residence of Dr. C. Wood Fassett, built in *ca.* 1900 at the corner of Krug Park Place and St. Joseph Avenue (St. Joseph News-Press 1913). It, too, was demolished in 1927. The third was a more modest Queen Anne residence built *ca.* 1905 at the corner of Krug Park Place and Clark Street. It was demolished in 1997.)

Henry Krug, Sr. and his brother William, the patriarchs of the Krug's then vast holdings, were approaching retirement age when Henry Krug, Jr. took up residence in the subdivision in 1892. Henry Krug, Jr. took on more of the daily responsibilities for running the Krug business ventures during the 1890s as his father and uncle aged. The death of Henry Krug, Sr. in 1904 added to his son's burden and may have precipitated the sale of the Henry Krug Packing Company to Swift and Company in that year (Weeks 1993:10). It also appears that in 1904 the assets of the Krug Park Company were folded into a new entity, Krug Realty, which opened in a new building at 720-724 Francis Street (see Commerce and Banking Historic District, NRHP 1/5/2001). The new firm not only sold and managed the family's real estate interests, but also acted as a private mortgage company to finance real estate purchases and development. The death of William Krug in 1913 left all of the remaining interests of the family's businesses in Henry, Jr.'s hands, and he succeeded his uncle to the presidency of the German-American Bank (re-named the American National Bank during World War One).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 8

Page 20

MPS Listing: "Historic Resources of St. Joseph, Missouri"

The construction of the Wray house in 1901 at 1125 Magnolia Avenue reflects the arrival of the four-square as a preferred "larger" house type for middle and upper-middle income families in St. Joseph. There are, no doubt, earlier examples to be found in the city, but by the dawn of the twentieth century, the four square was the most popular alternative to the composite house and side hall townhouses preferred in St. Joseph a half-generation before. Over the next twenty years, at least 80 percent of the houses built in Krug Park Place were four squares, most designed in the Colonial Revival style. Notable examples of these houses include the Mrs. M. B. Watkins House at 1135 Krug Park Place, designed by architect J. H. Felt (1867-1938) and built in 1903 with prominent front and side bay windows and large, L-plan porch.

Given the small population of buildings within the Krug Park Place Historic District, and given its rather slow rate of growth over time, it is difficult to call the period of 1909 through 1916 its "building boom" period. Even so, during this short seven year span of time 9 of its 21 extant residences were constructed. All but two of these structures were four squares, and most were detailed with Colonial Revival influence like the E. D. Forum House at 1101 Magnolia Avenue, built in 1909 for the clerk of the St. Joseph Water Company, and the W. W. VanSant House at 1120 Krug Park Place, built in 1914 for the lead partner in the real estate firm of VanSant and Van Duesen. The 1911 Sanborn map for this area of St. Joseph confirms that each of the houses built in this period was built with an associated garage in the rear yard, and so the escalation in growth during this period might have been fueled in part by the initial development of the "automobile culture" in St. Joseph.

While the four square may have reigned supreme during most of the development of Krug Park Place, notable exceptions from this major traditional plan type add diversity to the architectural character of the district. The A. V. Schaffer House is one such example, which was built in 1914 as somewhat of a "throwback" variant of the composite house, detailed with bold elements of the Queen Anne and Colonial Revival styles. The home located at 3802 St. Joseph Avenue shows the influence of the Craftsman style in the detailing of this variant of the four square, which was built in 1910 by local contractor Fred Walter as his own residence. Another notable example of the work of E. J. Eckel during his partnership with William S. Aldrich (1865-1947) stands at 1150 Krug Park Place, built in 1915 for Benton Calkins, a clerk at the Battreall Shoe Company. This design of this unusual variant of the four square plan with highly restrained Colonial Revival detailing anticipates townhouse forms that became popular in the late-1920s. By far, though, the most intriguing home built during this period was the J. W. Stouffer House, built in 1909 for a real estate agent at 1103-1105 Myrtle Avenue. This expertly designed gable and wing house was detailed with a fanciful combination of Colonial Revival, Craftsman and Tudor Revival influences, and though it was clearly architect-designed, the identity of its designer is unknown.

Though the numbers seem to indicate otherwise, the decades of the 1920s and 1930s were important in shaping the development of Krug Park Place to its appearance at the end of the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 8 Page 21

historic period in 1938. The last of the district's four square houses was built with Craftsman influence in 1921, designed by Eckel & Aldrich for L. B. Stivers, a stenographer at the Muller-K Candy Company. In the same year, Henry Krug, Jr. and his wife, Selma, moved from their house on Krug Park Place to Pine Ridge after the death of Henry's mother, Louisa Hax Krug (1857-1921). Renovations carried out by Henry and Selma in the next year resulted in some important modifications to the old mansion, including the application of stucco veneer to the exterior wall surfaces, alterations to and enclosure of the front porch with its existing casement windows, and construction of a rear wing and garage.

The development of the St. Joseph Park and Parkway System beginning in the late 1920s had a great effect on the appearance of the historic district. The intent of the parkway system was first presented by George Kessler in his 1912 plan for St. Joseph, based somewhat upon the model he pioneered in Kansas City in 1891. When the system was re-designed by George Burnap in 1916 (St. Joseph Park and Parkways, NRHP 1/20/1995), the location of Krug School at the southeastern corner of Karnes Road and St. Joseph Avenue posed the difficult problem of connecting a northern parkway for the city with Krug Park.

A solution was found by bringing the Northwest Parkway, as it was called when developed in 1927-28, into St. Joseph Avenue just to the north of Karnes Road; to do so required a new entranceway to Krug Park. Burnap's plan called for relocating the entrance to Krug Park from its original site at the end of Krug Park Place to a new site several hundred feet to the north, just south of Myrtle Avenue. A drive connecting the new park entrance to St. Joseph Avenue and North West Parkway was planned for the northern half of Block 2 in the Krug Park Place subdivision, an area containing only one developed lot. It was probably due to the Krug's continuing commitment toward the development of Krug Park that none of the other lots in this section of the subdivision were developed between the publication of Burnap's plan in 1916 and construction of the new Krug Drive in 1927-28.

The only house demolished for the new entrance drive was that of John Barkley, built in 1901 at the corner of St. Joseph Avenue and Myrtle Avenue. Though the circumstances of the city's acquisition of the Barkley home are not known, it is not unlikely that Krug had managed to purchase the house from his old friend and donate its lot to the city along with the other vacant ones in order to build the drive. A probable byproduct of the demolition of the Barkley House was the concurrent demolition of the Dr. Fassett house at the corner Krug Park Place and St. Joseph Avenue, which had been built in *ca.* 1900.

The final major building period in the Krug Park Place Historic District occurred in the midst of the Great Depression, and the construction of two houses in this period may have been the product of loan guarantee programs initiated by the Federal Housing Authority in 1935. The first of these houses was the unusual variant of an English house built for lawyer E. V. Kirkpatrick in

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 8 Page 22 MPS Listing: "Historic Resources of St. Joseph, Missouri"

1936, finished with elements of the Tudor Revival and Minimalist Traditional styles. Its asymmetrical massing, flat surfaces and subdued detailing, and its use of segmental arches for some window openings and arches of its porch, put the house in sharp contrast with its neighbors. A more conventional approach to the English house type was built in 1938 for W. W. Davis, the Superintendent of the Auto Theft Division of the St. Joseph Police Department, at 3710 St. Joseph Avenue. While the overall design of the house has elements of restraint in its design typical of the Minimalist Traditional style, decorative brick patterns were worked into the gable ends to provide the house with a sense of half-timbering and of decorative basket weave panels of the Tudor Revival style. The Kirkpatrick House is a notable structure that brings about the close of the historic period of significance for the Krug Park Place Historic District.

After the construction of the Kirkpatrick House, only one buildable vacant lot remained in the Krug Park Place Subdivision, and the onset of World War Two ensured that this lot would remain undeveloped for several years. During the War, however, the old Ward House was purchased by Joseph Schenecker in 1944 from the Kennedy family, who had owned the property since 1906 but who had used it for rental property since the 1920s. Schenecker began a three-year renovation of this fine old house and helped to insure that it would survive into its second century (St. Joseph Landmarks Commission Survey Files).

The death of Henry Krug, Jr. in June of 1946 at Pine Ridge was a loss deeply mourned by the entire St. Joseph community. The surviving members of the Krug family remained at Pine Ridge until selling the estate in 1954. Bert Neely, the new owner of Pine Ridge, made a number of changes to the residence, the most significant of which was the addition of the existing carport to the rear of the structure. The Krug family also sold in 1954 the one remaining building lot left in the subdivision at the corner of Myrtle Avenue and Amazonia Road, where a ranch house was built in 1955. In 1962, Neely sold a portion of the front yard of Pine Ridge for the construction of St. Peter's Evangelical Lutheran Church and its associated parsonage. The building of this church effectively completed the physical appearance of the district as it exists today.

The Krug Park Place Historic District is a reminder of St. Joseph's antebellum development and of one of its most important families of entrepreneurs and philanthropists who helped to lead the business community for eighty years after the Civil War. These two elements converged in the establishment of the Krug Park Place Subdivision in 1888 and the development of its significant collection of residential structures built between 1892 and 1938. Other buildings standing in St. Joseph reflect individual aspects of the Krug family's contributions to the city: the German-American Bank Building is testimony to the family's interests in the financial strength of the city; the Krug Realty Building remains to demonstrate their involvement in real estate sales and development; the Livestock Exchange Building is a reminder of the family's contribution to the development of St. Joseph as a major stockyard and meat processing center;

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 8

Page 23

MPS Listing: "Historic Resources of St. Joseph, Missouri"

and Krug Park is evidence of one of the many charitable contributions to the development of public facilities in the city. However, the entire picture of the significant contributions of Henry Krug, Sr. and Henry Krug, Jr. to the growth, development and well-being of St. Joseph can be seen in clear focus only at Pine Ridge and the Krug Park Place Subdivision.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 9 Page 24

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri

Section number 9 Page 25

MPS Listing: "Historic Resources of St. Joseph, Missouri"

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number 10 Page 26

GEOGRAPHICAL DATA

Verbal Boundary Description

The property in nomination contains all of that land associated with the Pine Ridge estate of Henry Krug, Sr. and the Krug Park Subdivision, as outlined in a heavy black line on the accompanying planimetric map of the City of St. Joseph.

Boundary Justification

The boundary for the property in nomination was selected to contain all of the property still associated with the estate of Henry Krug, Sr. and his development of the Krug Park Place Subdivision during its period of greatest significance between ca. 1888 and ca. 1938.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number Photographs Page 27

PHOTOGRAPHS

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
Photos by: Marsha Oates, November 2001
Negatives: Missouri Department of Natural Resources

Photo 1 of 16

View of 3710 St. Joseph Avenue, looking northwest.

Photo 2 of 16

View of 1109 Myrtle Avenue, looking generally north.

Photo 3 of 16

View of 1103-1105 Myrtle Avenue, looking northwest.

Photo 4 of 16

View of 1101 Myrtle Avenue, looking northwest.

Photo 5 of 16

View of Krug Drive, looking south from Clark Street towards St. Joseph Avenue.

Photo 6 of 16

View of the contributing garage at the rear of 1135 Krug Park Place.

Photo 7 of 16

View of 1105 Krug Park Place, at left, and 1125 Krug Park Place at right.

Photo 8 of 16

View of 1112 Krug Park Place, looking southeast.

Photo 9 of 16

View of 1130 Krug Park Place, looking southeast.

Photo 10 of 16

View of St. Peter's Evangelical Lutheran Church at 3524 St. Joseph Avenue, looking southwest.

Photo 11 of 16

View of 1123 Magnolia Avenue, at left, and 1125 Magnolia Avenue, at right, looking northeast.

Photo 12 of 16

View of 1115 Magnolia Avenue, at right, looking northwest towards 1109 and 1101 Magnolia Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Krug Park Place Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

Section number Photographs Page 28

Photographs, continued:

Photo 13 of 16

View of Pine Ridge, 3518 St. Joseph Avenue, looking southwest from the intersection of Clark Street and Magnolia Avenue.

Photo 14 of 16

View of the pedestrian gates to Pine Ridge located at the corner of Clark Street and Magnolia Avenue, looking west.

Photo 15 of 16

View of Pine Ridge, 3518 St. Joseph Avenue, looking generally northwest.

Photo 16 of 16

View of 3615 Clark Street, looking east.



St. Joseph Landmark Commission

1100 Frederick Avenue - Room 201, St. Joseph, Missouri 64501

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APR 05 2002

April 3, 2002

HISTORIC PRESERVATION
PROGRAM

Claire Blackwell
Deputy State Historic Preservation Officer
Missouri Department of Natural Resources - HPP
P.O. Box 176
Jefferson City, MO 65102-0176

RE: Nomination of the Krug Park Place, Patee Town, and Dewey Avenue-West Rosine Historic Districts, St. Joseph, Buchanan County, to the National Register of Historic Places

Dear Ms. Blackwell:

The City of St. Joseph Landmark Commission reviewed the drafts of the above referenced National Register nominations at its April 2, 2002 meeting. The Landmark Commission also reviewed a proposed boundary amendment to the Museum Hill National Register Historic District at this meeting. John Hopkins, historic preservation consultant, was present to discuss the history, architectural development, and significance of the neighborhoods under consideration for National Register listing.

Based on a review of the nominations, the Landmark Commission supports efforts to enlarge the Museum Hill historic district and to recognize the other neighborhoods through listing on the National Register of Historic Places. All four areas represent preserved facets of St. Joseph's history that provide a more complete context for the City's historical development. Listing will allow the City to better interpret its history to both citizens and visitors. It is hoped that National Register listing will foster continued pride in residents in these neighborhoods and the citizens of St. Joseph for the rich legacy of buildings that has been left by previous generations and serve to rekindle a commitment to continue revitalization efforts in these irreplaceable neighborhoods.

Sincerely,

Roger Martin,
Landmark Commission Chairman

cc: Landmark Commission
The Honorable Larry Stobbs, Mayor, City of St. Joseph
Vince Capell, Interim City Manager
Clint Thompson, Director of Planning & Community Services
James Holley, City Planner
Gregory Sekula, Preservation Planner

STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Bob Holden, Governor • Stephen M. Mahfood, Director

June 6, 2002

Ms. Carol Shull
United States Dept. of the Interior
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C St., NW
Washington, DC 20240

Dear Ms. Shull:

Please find enclosed the following submissions from Missouri for nomination to the National Register of Historic Places:

Krug Park Place Historic District
Historic Resources of St. Joseph, Buchanan County, Missouri
Buchanan County, Missouri

Dewey Avenue—West Rosine Historic District
Historic Resources of St. Joseph, Buchanan County, Missouri
Buchanan County, Missouri

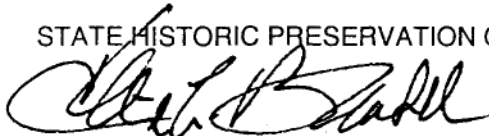
Our state review board, the Missouri Advisory Council on Historic Preservation, approved the above nomination on May 10, 2002. All owners and appropriate elected public officials were notified and provided at least thirty (30) days to comment on the above proposed nomination in accordance with Section 36CFR60.6, interim regulations, using the exact notification format recommended by the National Register. No objections, notarized or otherwise, were received for the above referenced nomination.

The City of St. Joseph, as part of its responsibilities as a Certified Local Government, was provided an opportunity to review the proposed amendment prior to its presentation to the state review board. Letters from the St. Joseph Landmarks Board supporting the nominations are enclosed.

If you have any questions concerning this submission, please contact Tiffany Patterson of my staff at 573/751-7800.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Claire F. Blackwell
Director and Deputy State Historic
Preservation Officer

CFB:tp

Enclosure: as stated

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Dewey Avenue-West Rosine Street Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Buchanan Co., Mo."

Section number Property Owners Page 27

PROPERTY OWNERS

1201 Dewey Avenue	Mr. & Mrs. Scott B. Dougherty	1201 Dewey Avenue	St. Joseph, MO 64501
1203 Dewey Avenue	David & Francis Miller, Trustees	1203 Dewey Avenue	St. Joseph, MO 64501
1205 Dewey Avenue	Ms. Marion M. Thomas	3311 No. 11th Street	St. Joseph, MO 64505
1207 Dewey Avenue	Ms. Alta Dougherty	1207 Dewey Avenue	St. Joseph, MO 64501
1209 Dewey Avenue	Ms. Helen J. Miester, benf. Daniel Miester	1608 Lover's Lane	St. Joseph, MO 64505
1212 Dewey Avenue	Mr. & Mrs. Daniel E. Means	1212 Dewey Avenue	St. Joseph, MO 64501
1223 Dewey Avenue	Mr. & Mrs. Orville Smith	1223 Dewey Avenue	St. Joseph, MO 64501
1224 Dewey Avenue	Mr. & Mrs. Melvin H. Sigrist	4507 No. Woodbine Rd.	St. Joseph, MO 64505
1302 Dewey Avenue	Mr. & Mrs. James F. Barton	1302 Dewey Avenue	St. Joseph, MO 64501
1306 Dewey Avenue	Mr. & Mrs. Elmer Goodwin	1306 Dewey Avenue	St. Joseph, MO 64501
1319 Dewey Avenue	Mr. Jeffrey G. Burger	1319 Dewey Avenue	St. Joseph, MO 64501
1321 Dewey Avenue	Mr. & Mrs. George McClain	1321 Dewey Avenue	St. Joseph, MO 64501
1323 Dewey Avenue	Ms. Doris E. Mackley	1323 Dewey Avenue	St. Joseph, MO 64501
1324 Dewey Avenue	Ms. Susan Elizabeth Smith	1701 Dewey Avenue	St. Joseph, MO 64505
1402 Dewey Avenue	Ms. Lynette Martin & Dianna Bickford	1402 Dewey Avenue	St. Joseph, MO 64501
1406 Dewey Avenue	Ms. Julene M. Borske	1406 Dewey Avenue	St. Joseph, MO 64501
1410 Dewey Avenue (vacant lot)	Mr. & Mrs. Robert L. Baird	2620 So. 15th Street	St. Joseph, MO 64503
1416 Dewey Avenue	Mr. & Mrs. Charles Basham	5900 Arcadia	St. Joseph, MO 64506
1418 Dewey Avenue	Mr. & Mrs. Donald E. Stallard	1417 No. 25th St.	St. Joseph, MO 64506
211 W. Isabelle St.	Mr. & Mrs. Kevin Wilson	1220 6th St.	St. Joseph, MO 64505
212 W. Isabelle St.	Mr. & Mrs. Melvin H. Sigrist	4507 Woodbine Rd.	St. Joseph, MO 64505
217 W. Isabelle St.	Mr. Frederick Bierbaum	217 W. Isabelle St.	St. Joseph, MO 64501

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Dewey Avenue-West Rosine Street Historic District
St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Buchanan Co., Mo."

Section number Property Owners Page 28

218 W. Isabelle St.	Mr. & Mrs. Robert Blake	218 W. Isabelle St. St. Joseph, MO 64501
220 W. Isabelle St.	Mr. & Mrs. Simon Berry	220 W. Isabelle St. St. Joseph, MO 64501
221-223 W. Isabelle St.	Mr. & Mrs. Donald F. VanSickle	710 Harmon St. St. Joseph, MO 64504
224 W. Isabelle St.	Ms. Mary Cogdill	718 Shady Avenue St. Joseph, MO 64505
225-227 W. Isabelle St.	Mr. & Mrs. Donald F. VanSickle	710 Harmon St. St. Joseph, MO 64504
229-231 W. Isabelle St.	Mr. & Mrs. Donald F. VanSickle	710 Harmon St. St. Joseph, MO 64504
1221 Prospect Avenue	Ms. Maxine E. Leake	1221 Prospect Avenue St. Joseph, MO 64501
1415 Prospect Avenue	Ms. Pamela Fuson	1417 Prospect Avenue St. Joseph, MO 64501
1417 Prospect Avenue	Ms. Pamela Fuson	1417 Prospect Avenue St. Joseph, MO 64501
1419 Prospect Avenue	Mr. & Mrs. Robert J. Fuson	1419 Prospect Avenue St. Joseph, MO 64501
216 W. Rosine St.	Ms. Amelia L. Hooper, Trustee	4507 No. Lakewood Dr. St. Joseph, MO 64506
217 W. Rosine St.	St. Joseph Preservation, Inc.	P.O. Box 575 St. Joseph, MO 64502
217 1/2 W. Rosine St.	Personal Financial Services, Inc.	P.O. Box 1495 St. Joseph, MO 64502
218 W. Rosine St.	Mr. William A. Turner, Jr.	218 W. Rosine St. St. Joseph, MO 64501
221-223 W. Rosine St.	Mr. & Mrs. Clifford Selsor	217 W. Rosine St. St. Joseph, MO 64501
222 W. Rosine St. (vacant lot)	Charles & Victoria Jolly	105 Evergreen Wathena, KS 66090
225 W. Rosine St.	Mr. & Mrs. Wally Bloss	2424 Faraon Street St. Joseph, MO 64501
226 W. Rosine St.	Mr. & Mrs. Todd Dotson	226 W. Rosine St. St. Joseph, MO 64501
230-232 W. Rosine St.	Mr. & Mrs. Donald F. VanSickle	710 Harmon Street St. Joseph, MO 64504
231 W. Rosine St.	Mr. & Mrs. George Morey	231 W. Rosine St. St. Joseph, MO 64501







