

## North St. Joseph Neighborhood Survey

prepared for the

Landmark Commission,  
Planning and Community Development Department,  
and the City of St. Joseph, Missouri

by

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The members of the St. Joseph Landmark Commission including Dr. James Mehl, Chair, and J. Marshall White, Vice Chair.

## **Introduction**

The City of St. Joseph, Missouri contracted for an architectural and historical survey of the North St. Joseph Neighborhood. The survey project, the subject of this final report, commenced in September, 1992 and was completed February 26, 1993. It has been financed in part with Federal funds from the National Park Service, a division of the United States Department of Interior, and administered by the Missouri Department of Natural Resources. The contents and opinions, however, do not necessarily reflect the views or policies of the United States Department of the Interior or the Missouri Department of Natural Resources. Matching funds were provided by the City of St. Joseph, Department of Planning and Community Development.

The survey and final report were conducted and prepared by Linda F. Becker, preservation consultant, in association with Cydney E. Millstein, principal, Architectural and Art Historical Research, Kansas City, Missouri.

## **Survey Boundaries**

The survey boundaries for this project are Albemarle Street (extended westward) on the north, Louis Street on the south, St. Joseph Avenue on the east and Wyeth Hill Park on the west. Albemarle Street, extended as an imaginary line, corresponds to the northern boundary of Robidoux Addition. The survey area encompasses approximately eighty acres. The boundaries for the survey were selected by Dale E. Nimz, former Associate Planner for the City of St. Joseph, and by the Historic Preservation Program, Department of Natural Resources, Jefferson City, Missouri. A complete listing of the surveyed properties is included in the appendices.

## **Survey Objectives**

This survey was designed to provide a comprehensive inventory of historically and architecturally significant structures, characterizing the range of historic properties within the project area. Secondly, the survey will contribute to the data base on historic properties, both locally and at the state level. Thirdly, it will identify eligible and potentially eligible properties for listing in the National Register of Historic Places both individually or as a district. Fourthly, the survey can be used as a tool in the identification and protection of historic resources and for making decisions pertaining to land use. Finally, the survey will also provide an outline of the cultural heritage and architectural patterns associated with the history of St. Joseph, Missouri.

## **Methodology**

Both archival research and field survey were used to obtain information regarding the properties in the survey area. Information and data were gathered from, but not limited to the following sources:

### **Archival Research**

1. St. Joseph, Missouri Public Library, Main Branch. The reference room of the main branch is a repository for city directories of St. Joseph (beginning 1860), maps, atlases, county and city histories.

2. Ellis Library, University of Missouri, Columbia, Missouri. *Insurance Maps of St. Joseph, MO* 1883, 1888, 1897, 1911.
3. *Historic Resources of St. Joseph, Buchanan County, Missouri*, 1989 and *Historic Resources of St. Joseph, Buchanan County, Missouri—Amendment*, 1990. National Register of Historic Places Multiple Property Documentation forms
4. Interview with St. Joseph resident and Landmarks Commission member, J. Marshall White, January 7, 1993, St. Joseph, Missouri.
5. Interview with St. Joseph resident, Leslie Hall, February 4, 1993, St. Joseph, Missouri.
6. Building Permits, City Hall, Department of Planning and Community Development, 1100 Frederick Avenue, St. Joseph, Missouri.
7. Tax Records, Collection Department, Buchanan County Courthouse, St. Joseph, Missouri.
8. Telephone interview with David Denman, February 8, 1993.
9. Missouri Valley Room, Kansas City Public Library, 311 East 12th Street, Kansas City, Missouri. This local history room of the main branch of the Kansas City, Missouri Public Library is the repository for city directories, maps, atlases and county and city histories.

It should be noted that it was difficult to document the construction dates for several of the properties within the survey area due to the following reasons: the building permits for St. Joseph were first issued beginning in 1885; the earliest available county tax records appear to be from 1871; and the earliest *Sanborn Insurance Map* (1883), does not extend far enough west to include some of the buildings within the survey area.

#### Field Survey

1. *Photography*: At least one 5" X 7" black and white glossy photograph of each structure was made using a 35mm camera. Negatives were keyed by roll number and exposure number. The negatives and contact sheet prints are on file at the Department of Planning and Community Development, City Hall, St. Joseph, Missouri.
2. *Maps*: A base map was prepared for the survey area. The location and orientation of each identified resource was shown on a "footprint" map. National Register eligible and potentially eligible properties, both individual and districts, were shown on another "footprint" map. Final maps were prepared by Richard L. Rossiter, Planner, City of St. Joseph, St. Joseph, Missouri.

3. *Site visit:* Several on-site analyses of architecture within the survey area were conducted in order to fully assess present condition and integrity of individual structures (i.e. identification of obvious alterations and/or additions).

The consultants attended the December 14, 1992 meeting of the St. Joseph Landmarks Commission at which time they presented information on field work and initial findings to date.

### **Completion and Assemblage of Inventory Forms**

A *Missouri Historic Property Inventory Form* was prepared for each structure which met the survey criteria. The information collected included the street address; a description of prominent architectural features with emphasis on the primary facade; a documented or estimated date of original construction; identification of obvious alterations/additions; a designation of style or design when applicable; identification of architect and/or builder, if known; and an on-site verification and consideration of all pertinent information on the form.

### **Analysis of Information**

A summary history and analysis of the survey area is contained in this final report. The individual inventory sheets and their accumulated data were used to relate individual buildings to the overall development of the survey area. The analysis also provides a discussion tracing the origins and evolution of identified significant property types. In conclusion, the final report has made recommendations for those properties warranting consideration for the National Register of Historic Places designation, based on National Register criterion. Furthermore, recommendations were made to amend the Multiple Property Documentation forms *Historic Resources of St. Joseph, Buchanan County, Missouri* and *Historic Resources of St. Joseph, Buchanan County, Missouri—Amendment* to include expanding present property type definitions, adding new property types/sub-types, expanding time periods and modifying registration requirements.

## Overview of Early Development of the Survey Area

The survey area lies within the Robidoux Addition, Nowland's Subdivision (originally blocks 58 and 59 of Robidoux Addition), portions of the Western Addition and the Bellevue Addition. Although sections of the North St. Joseph Neighborhood are located in one of the oldest parts of the city, very little has been written specifically about the survey area. Even though many early well-known and influential St. Joseph citizens built houses or resided along North Second Street, Main Street and Dewey (Levee), early histories of St. Joseph do not include in their texts much beyond the specifics of the original town filed by Robidoux and designed by Frederick W. Smith.

Joseph Robidoux filed the original town plat for St. Joseph on July 20, 1843 and two years later the Robidoux Addition was platted on March 27, 1845. Subsequent additions to the Robidoux Addition were platted on August 4, 1848, August 5, 1850 and November 15, 1854.<sup>1</sup> Portions of Robidoux Addition and the subsequent plats comprise the majority of the survey area. For example, the plat filed August 5, 1850 (Robidoux's third addition), extends from Pauline (Poulin) north to the block above Rosine from Water (Prospect) east to Third Street.<sup>2</sup>

A portion of Western Addition, which was platted January 12, 1850 for Jonathan Bassett and James H. Jones, is included in the survey area—specifically the residences on Prospect Avenue. The Belleview Addition was platted September 28, 1858.<sup>3</sup> Because of integrity issues and the general age of the structures no properties located within this addition were surveyed.

Charles Nowland, owner of a tract of land known as the west half of Block 58, lots 1, 2, 3, 4, 5, and 6 filed for a sub-division July 11, 1889. Then on January 3, 1908 he filed for additional property in the west half of block 59 in the Robidoux Division to be included in the sub-division.<sup>4</sup> Nowland, a native of London came to St. Joseph in 1870 and was one of the leading businessmen in St. Joseph. He was a successful dealer in lime, cement and building materials. His father, Henry, was a bricklayer who came to the United States in 1853. Charles learned the bricklaying trade from his father and assisted him until 1870. He remained in the bricklaying trade in St. Joseph until 1876 at which time he started into the building/contracting business. In 1885 Charles formed the building and contracting firm, Nowland and Fredericks. At that time, this firm was considered one of the strongest in the city. "Work turned out by them is up to the

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<sup>1</sup>*History of Buchanan County*. (St. Joseph: St. Joseph Steam Publishing Company, 1881), 408.

<sup>2</sup>Kathleen Roy Lindsay. "Early St. Joseph, Missouri." M.A. Thesis, University of Kansas, Lawrence, Kansas, 1946, 34; copy.

<sup>3</sup>*History of Buchanan County*, 409.

<sup>4</sup>Plat Book 3, 49, and Plat Book 1, 50; Recorder of Deeds, County Courthouse, St. Joseph, Missouri.

highest standard in materials used and the quality, finish and perfection of details..."<sup>5</sup> Nowland remained in the contracting business until 1903.<sup>6</sup> As mentioned above, he filed a plat for a sub-division beginning in 1889 with an addition in 1908. He was responsible for the development of this area and for the construction of nearly all of the residences in this sub-division.

The original street layout in the survey area remains basically the same, only some of the names of the streets have changed (dates unknown). Poulin Street was originally named Pauline Street. Water Street was renamed Prospect Avenue, possibly because of its location on Prospect Hill. Dewey Avenue, named after Admiral Dewey, was originally called Levee Street.<sup>7</sup> Unlike most of the streets in St. Joseph which are narrow<sup>8</sup>, Dewey has a twenty-five foot parkway through the center with roadways on either side.<sup>9</sup>

It appears that the early development of the Robidoux addition of the surveyed area was due, in part, to the close proximity to the commercial core and the river. "The nature of the hills rising back of the business portion of the city, offer admirable sites for the location of private residences..."<sup>10</sup> A review of the 1859-60 St. Joseph city directory indicates that the survey area at that time was occupied by residents who were employed as teamsters, harnessmakers, carpenters, brewers, cabinetmakers, bricklayers as well as mercantile suppliers. Only a few of these pre-Civil War residences exist today and will be discussed later in this report.

### Survey Findings

Seventy-nine structures (seventy-five required) were surveyed within the North St. Joseph Neighborhood. Properties to be surveyed were selected based on their age, integrity, architectural merit and representation of a variety of property types/sub-types. It should be pointed out that several clearly older properties were not surveyed due to major alterations which obscured their original design.

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<sup>5</sup>*Historical and Descriptive Review of St. Joseph, Missouri.* (New York: John Lethem, 1889), 143.

<sup>6</sup>*History of Buchanan County*, 54.

<sup>7</sup>"History is Continued in Names of Streets," Scrapbook C, C-34, St. Joseph Public Library, St. Joseph, Missouri.

<sup>8</sup>Robidoux said, "I want to sell my land in lots, not give it away in streets." See Logan, Sheridan Ashton. *Old St. Joseph Gateway to the West, 1799-1932.* (St. Joseph: John Sublett Logan Foundation, 1979), 24.

<sup>9</sup>Dennis Domer. "St. Joseph: A Tale of Three Cities," 2. Copy of speech to St. Joseph Historical Society, 10 August 1986. See also *The St. Joseph News-Press*, November 3, 1935, n.p.

<sup>10</sup>Davis & Co. editor. *First Year St. Joseph Its Trade and Manufactures.* (St. Joseph, Missouri: St. Joseph Steam Printing Co., 1873), 50.

Two of the surveyed structures are commercial while the remaining seventy-seven are residential. Of the residential properties, nineteen or twenty-five percent were constructed originally as a duplex/double house. One-fourth of the surveyed structures are two stories in height. Forty structures or fifty percent are constructed of brick.

The surveyed properties represent a variety of property types/sub-types. Whenever possible, the surveyed structures were identified as property types listed within the Multiple Property Documentation forms. Such property types/sub-types include "Popular Style Houses": American Four Square; "Duplex Residential Structures" and "Vernacular Residential": Shotgun, Open Gable and I-House; and "Victorian Style Single Family: Queen Anne. It did, however, become necessary to develop new property types/sub-types. In addition the surveyed properties were placed within the associated historic contexts "Western Outfitting in St. Joseph, 1843-1865"; "Wholesale Distribution in St. Joseph, 1866-1914" and "Suburban Growth in St. Joseph, 1900-1929", when applicable.

For the most part, alterations and additions to the surveyed properties are minor. In general, they consist of porch additions, rear additions, artificial siding, and the use of decorative metal posts and rails on the main elevation.

The earliest documented date of construction for the surveyed properties is c. 1861 and the latest is 1916. The following chart provides statistics on the periods of construction, the number of buildings and the percentage of buildings in each time period. Each period of construction, as outlined below, is discussed separately.

<u>PERIOD OF CONSTRUCTION</u>	<u>NO. of BUILDINGS</u>	<u>PERCENT</u>
1861 - 1874	15	19
1880 - 1889	13	16
1890 - 1899	20	26
1900 - 1916	31	39

## 1861 - 1874

*The city possesses many fine dwellings, which evince the taste and wealth of the inhabitants. They are mostly modern structures, erected within the past few years, and are scattered throughout the eligible localities of the city, no one point being the choice and fashionable spot.*<sup>11</sup>

The oldest remaining structures, which have been documented as part of this project, lie within the southern and eastern portions of the survey area. They are located primarily along Main Street, N. 2nd Street and Dewey Avenue, south of Poulin. There are fifteen surveyed buildings that were constructed during this time period. Of the fifteen two are commercial, while the remainder of the properties are residential. All but three properties are two story in height and constructed of brick. The majority of the buildings during this time period are substantial in size and scale, yet relatively modest and restrained in design. The following property types/sub-types are represented during this time period: Second Empire, Italianate and Gothic Revival (Carpenter). Also represented are Vernacular: Central Passage Double-Pile, I-House (sub-type I, II, III),<sup>12</sup> Pyramidal, Hall and Parlor, Open Gable and Commercial Vernacular.

Furthermore, the owners and residents of many of the surveyed residences in this time period were prominent citizens involved in the early political, commercial, and social life of the city. Several of these citizens include Gustavus Koch, Thomas Chew, Louis Fuelling and Mayor H. R. W. Hartwig, only to mention a few. Both Fuelling and Mayor Hartwig lived in their residences in the survey area for over two decades.

It should be noted that it is the opinion of the authors of this report that some of the buildings from this time period may have been constructed earlier than c. 1861. Due to the lack of available resources, these earlier dates could not be substantiated.

### Buildings of Note

*1023 Main Street.* Angelo W. Powell, architect by attribution. Built in 1866 for Gustavus Koch, this well preserved Second Empire style residence features an exceptional concave polychromatic patterned Mansard roof.

*914 Main Street and 1023 Dewey Avenue.* Built c. 1861-1868, these two residences are good examples of the centered gabled Italianate style. This style can be evidenced by

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<sup>11</sup>*Ibid*

<sup>12</sup>Allen G. Noble. *Wood, Brick and Stone*. (New York: Alfred A. Knopf, 1984), 53-54.

the compound floor plans, front facing centered gable with prominent central extension below, large eaves with brackets dominating the cornice (914), window crowns, large pane glazing in paired doors and the presence of a cupola (914).

*1212 N. 2nd Street.* Constructed c. 1868 for Oscar Meisner, this residence displays features of the Italianate square sub-type. The hipped roof, the box-like shape, the three openings across the facade, and decorative hood molds are all evidenced on this residence.

*1011 Main Street.* This particular residence is a modest example of the Gothic Revival, Carpenter Gothic style. The front full gable, a full scale bay window on the first story, the quatrefoil motif and the most common drip mold used in the Gothic Revival style - the square drip mold - are all features of this style. A date of construction of c. 1861 has been given for this house, however, it is plausible that the construction date is actually earlier.

*1201 N. 2nd Street.* Thomas H. Ritchie, builder, by attribution. Built c. 1861 probably by Thomas H. Ritchie as his own home, this residence is an early example of the Vernacular I-House sub-type I as defined by the author Allen G. Noble.<sup>13</sup> The two gable chimney hearths, the three opening facade in balanced composition and the gable end fenestration placed off-centered are all features of this sub-type.

*1102 N. 2nd Street.* Built c. 1861, this residence is an example of the Vernacular I-House, sub-type III. The absences of a central hall, two rooms of unequal size, four openings on the main facade and the end chimneys (usually exterior) are all features of this sub-type. This sub-type is sometimes referred to as the "Shenandoah House."<sup>14</sup>

*1122-1122½-1124 Dewey Avenue.* Built c. 1861 for Mayor H. R. W. Hartwig, this Vernacular type residence is an I-House, sub-type II in form but displays Italianate and Gothic Revival features. The roof line is Italianate with bracketed cornice, hipped roof and centered gable. The square drip molds and quatrefoil motif are elements of the Gothic Revival. Although somewhat deteriorated, this residence still retains much of its original design. Hartwig was mayor of St. Joseph from 1884-1886. "During his administration the most momentous event in the municipal history of St. Joseph occurred - the adoption of the charter making this city [St. Joseph] a city of the second class."<sup>15</sup>

*1024 Main Street.* Built c. 1861-1868 for the early prominent St. Joseph citizen, Thomas J. Chew, this residence is a well preserved example of a Vernacular Central Passage, Double-Pile type.

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<sup>13</sup>*Ibid*, 53.

<sup>14</sup>*Ibid*, 54.

<sup>15</sup>The Daily News. *The Daily News History of Buchanan County and St. Joseph Missouri.* (St. Joseph: St. Joseph Publishing Co., 1898), 354.

*1001 Dewey Avenue and 115 W. Franklin Street.* These two properties were constructed as part of the Louis Fuelling Bottling Works. Built c. 1861, these two buildings are the oldest in a complex of structures which comprised the Bottling Works. Over the years several other buildings were added to this complex. Fuelling's Bottling Works consisted of the manufacturing of beer, soda water, mineral water, cider and vinegar. At one time his vinegar and cider works were considered to be the largest in the city.<sup>16</sup> (For site, plan see appendices).

*822 Main Street.* Built c. 1874-76, this residence retains a high degree of integrity. Its basic I-House plan displays Italianate details.

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<sup>16</sup>C.H. Dunn Co. *An Illustrated Review of St. Joseph, Missouri, Comprising A Brief History of the Metropolis of the West.* (St. Joseph, Missouri: Lon Hardman Printer and Publisher, 1887), 96.

1880 - 1889

*The beauty of St. Joseph, unlike other cities, is reflected largely from the homes of its working classes, but it by no means depends entirely upon lovely cottages.*<sup>17</sup>

Sixteen percent or thirteen of the buildings surveyed were constructed during this time period. All properties, which include four duplexes/double houses, are residential. Over half of the residences are two-stories and are constructed of brick. The property types/sub-types included in this time period are Queen Anne; Duplex/Double house; Vernacular: Plains Cottage, Composite, Pyramidal (variations). Several residences do not depict any specific style and are classified as residential single-family with undetermined vernacular affinity. The majority of the owners and residents during this time period were of the upper-middle class. Several notable residents of this time period include, Judge Augustus Saltzman; Henry Voss, president of Voss Wall Paper Co.; William and Henry Pippert, proprietors of the popular "Tony Faust" restaurant and Charles Nowland, a leading contractor/builder.

#### **Buildings of Note**

*1007 Main Street.* Built in 1888, the William and Henry Pippert residence is an excellent example of an impeccably maintained brick Queen Anne style home. Defining characteristics of this style articulated on the Pippert residence include a wrap around porch, semi-hexagonal bay, prominent brick chimney, and gable ornament on porch. The outstanding stained glass windows were designed by a later owner, Paul H. Wolff, proprietor of the St. Joseph Art Glass Works.

*1302 Dewey Avenue.* Charles Nowland, prominent contractor and builder, built this home for his family c. 1883-1889. This Classically-inspired version of the Queen Anne style retains much of its original design and exhibits a high degree of integrity.

*918 Main Street.* Although this residence does not have a specific style, it does retain much of its original design and integrity. Notable features include turned porch posts, lattice porch frieze and incised floral decoration included in the fenestration.

*1302-1304 N. 2nd Street.* This duplex was built in 1889 and is an example of the Bay-Front Double House sub-property type. The nearby structure at 1324 N. 2nd Street, originally identical in design to this duplex, has been substantially altered.

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<sup>17</sup>*History of Buchanan County.* (St. Joseph: Union Historical Company, 1881), 645.

## 1890 - 1898

Twenty surveyed properties were constructed during this time period. The decade of the 1890s represents the second most active construction period in the survey area. It was during this era that the North St. Joseph neighborhood was changing to a predominantly working class neighborhood. Many residents from this area were employed by the wholesale and manufacturing companies that were so prevalent in the city during the 1880s and 1890s. This change in social status in the survey area is evidenced by a marked difference in the overall size and style of the housing stock as a majority of the properties from this time period are smaller and more modestly adorned than that of the homes built in the previous decades.

Only five of the twenty properties surveyed in this area are two-stories and two of the five are duplexes/double houses. Fifty-five percent of the surveyed properties from this time period were originally constructed of wood. The Hugo Grebel residence, 1360 Dewey Avenue (constructed c. 1897-1898), was the last of the larger two-story single family residences to be constructed in the survey area. The primary property types/sub-types during this period are Vernacular types including Composite, Gabled Ell, Plains Cottage, Duplex/double house, Shotgun and Pyramidal. In addition, there are examples of the Queen Anne, Second Empire and a combination Queen Anne/Shingle styles represented.

### Buildings of Note

*1201 Dewey Avenue.* This well maintained residence exhibits a combination of the Queen Anne and Shingle styles. Built in 1890 for Marshall Stroud, this residence features Queen Anne detailing and Shingle style form.

*1203, 1205, 1207 Dewey Avenue.* These highly decorative brick Shotgun type residences were constructed in 1890 for John Whitman. Italianate and Classical detailing adorn the main facades. These properties retain a high degree of integrity and together provide a small historic district, creating a sense of time and place.

*1116 Dewey Avenue.* This modest Queen Anne style residence was constructed in 1890 for Henry H. Fleming. The residence is presently being renovated.

*1306 Dewey Avenue.* Constructed c. 1897-1898 for Hugo Grebel, this residence is the last of the larger two-story type surveyed in the area. In addition the owner, a manager for the Anheuser-Busch Brewing Company was one of the last of the "upper-middle" class residents in this time period.

*921-923 Main Street.* This brick duplex/double house, constructed in 1892 retains much of its original design. Outstanding features include arched tripartite window configuration flanking a dual entryway and paired fenestration with prominent brick surrounds and corbelling.

## 1900 - 1916

The largest number of surveyed properties were constructed during this time period. Of these properties, there were thirty-one built during this era. Thirty-nine percent of these properties were designed originally as duplexes/double houses. The majority of the surveyed properties from this time period are one-story and were originally constructed of wood.

By the first decade of the twentieth century, the North St. Joseph neighborhood was now well established as the home for the working class. Housing stock became more efficient, yet smaller, less elaborate and more modest in design. A variety of primarily Vernacular property types/sub-types are represented in this period. Seventeen properties alone are variations of the Pyramidal type. Additional property types/sub-types include Double Shotgun, Shotgun, Tudor Revival, Airplane Bungalow, American Four Square, Duplex/Double House and Open Gable. There are four properties which depict no specific style and are classified as residential single-family with undetermined vernacular affinity.

As mentioned earlier in this report, the first section of Nowland's Subdivision was platted in 1889 with a second area platted in 1908. Between 1900 through 1903 Charles Nowland, a well-known contractor/builder, constructed nine nearly identical brick, Double Shotgun houses in this subdivision.

### Buildings of Note

*221-223, 225-227, 229-231 W. Isabelle Street and 217, 221-223, 225, 226, 230-232, 231 W. Rosine Street.* Charles Nowland, contractor/ builder. These nine brick, Double Shotgun houses were built by Charles Nowland from 1900 to 1903. Queen Anne detailing including lattice-like brackets, turned porch supports, jigsaw spandrels, and fish scale shingles embellish the facades of most of these double houses. These properties present well intact streetscapes and grouped together, create a sense of time and place.

*217½ W. Rosine Street.* Built c. 1908-1910, this residence is a classic example of the Shotgun property type. One-story, two bays wide, gable roof, porch with turned posts and three rooms attached on a single axis are all characteristics of the Shotgun type featured on this residence.

*1224, 1406 Dewey Avenue and 217 W. Isabelle Street.* These three residences, constructed 1900, 1902, and 1908 respectively, are all good examples of the mature type of the Pyramidal property type.<sup>18</sup> The basic plan of the Pyramidal is evident but has been augmented with porches, gables, and dormers. Furthermore, the roof line for each residence is more complicated than the simplified pyramidal. Although vernacular in "type", these properties retain a high degree of integrity and should be

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<sup>18</sup>*Wood, Brick and Stone*, 100.

compared with similar housing stock throughout St. Joseph in order to fully evaluate their significance.

*216 W. Rosine Street.* This well maintained Tudor Revival style residence was built c. 1906. The false half-timber in the gable end and lancet detailing in the window are all features of this revival style.

## Recommendations

Based upon the findings of this survey, it has been determined that only a few of the property type definitions, time periods and registration requirements as discussed in the *Multiple Property Documentation Form, Historic Resources of St. Joseph, Buchanan County, Missouri*, are applicable to properties in the survey area. The following properties are those eligible for listing in the National Register of Historic Places under Criterion C for architectural significance:

1. The William and Henry Pippert House, 1007 Main Street. Constructed in 1888, this Queen Anne style residence retains a high degree of integrity throughout its elaborately embellished exterior. *Property Type: Victorian Style Single Family Residences.*
2. The Marshall Stroud House, 1201 Dewey Avenue. Constructed in 1890, this home displays an overall essence of the Shingle style form, yet features Queen Anne detailing in its exterior elevations. *Property Type: Victorian Style Single Family Residences.*
3. The Thomas H. Ritchie House, 1201 N. 2nd Street. This I-House residence built c. 1861-1868, exhibits Italianate detailing. During the early 1870s, Ritchie served as City Marshall. *Property Type: Vernacular Residential Structures.*
4. Small residential district comprised of 1203, 1205, 1207 Dewey Avenue. These highly decorative brick Shotgun type residences with Italianate and Classical detailing, retain a high degree of integrity and grouped together, create a sense of time and place. *Property Type: Vernacular Residential Structures*

In addition, the following properties have been determined eligible for listing. In order for these properties to be included in the Multiple Property Nomination, however, certain registration requirements must be amended. As stated in the nomination, "To qualify as significant under Criterion C, they [property type-the Victorian Style, Single Family Residences] must be good examples of a style associated with St. Joseph's 'Golden Age'." The "Golden Age" as defined in the nomination begins in the 1880s and extends through to the 1890s. It is recommended that an earlier time period be added to the above mentioned property type, in order for the following properties to be nominated.

1. The Gustavus Koch House, 1023 Main Street. Built in 1866, this well-preserved Second Empire style home was built for Koch, co-owner of Koch, Chew and Company and later, president of the German Savings Bank.
2. The Frank L. Sommer House, 914 Main Street. This prominent brick home, constructed sometime between 1861 and 1868, is an outstanding example of the Italianate style.

3. The Rev. John G. Kost House, 822 Main Street. A more modestly detailed Italianate residence constructed c. 1874-1876. This home still displays a high degree of integrity.
4. The Augustus W. Meisner House, 1212 N. 2nd Street. Constructed c. 1868, this well preserved Italianate structure remained in the Meisner family for several decades.
5. The residence at 1011 Main Street is the only example of the Gothic Revival (Carpenter Gothic) in the survey area. It retains a high degree of integrity and clearly displays the characteristics of this style

In order for the following residences to be eligible as the property type "Residences of Wholesale Owners and Investors," the time period must be expanded. In addition, the time period as stated in the registration requirement under Criterion B needs to be modified.

1. The Thomas J. Chew House, 1024 Main Street. This residence was built for Thomas J. Chew, co-owner of Koch Chew, and Company c. 1861-1868. Chew arrived in St. Joseph in 1861 and entered into the wholesale grocery business until 1874 when he engaged in the brokerage business.
2. Mayor H. R. W. Hartwig, 1122-1122 1/2-1124 Dewey Avenue. This Italianate detailed home was constructed c.1861-1868. It was occupied by a prominent citizen of St. Joseph, Mayor H. R. W. Hartwig. Hartwig came to St. Joseph in 1857 and in 1864, founded H. R. W. Hartwig and Company, dealer in "fancy groceries" and "wines and liquors." In 1884, Hartwig was elected Mayor of St. Joseph.

It is further recommended that the "Vernacular Residential Structures" and the "Duplex Residential Structures" property types defined in the *Multiple Property Documentation* form be expanded to include the following additional building types: Double Shotgun; Pyramidal (sub-types); Gabled Ell; Plains Cottage; Double-Houses, (sub-type: Bay-Front Double House). Once these definitions are expanded the following district will be eligible for inclusion in the National Register.

The Charles Nowland District. 221-223, 225-227, 229-231 W. Isabelle Street and 217, 221-223, 225, 226, 230-232, 231 W. Rosine Street are the contributing properties. Stretches of these Queen Anne embellished double shotgun houses, constructed by Nowland from 1900-1903, create two intact streetscapes which impart a sense of time and place. Nowland's own home at 1302 Dewey Avenue, within proximity to this district, would also be included.

One commercial district within this survey area is also eligible for National Register listing, however before this can be accomplished, a new property type (such as Combination Residential/Commercial Complex) and registration requirements would have to be developed and included in the *Historic Resources of St. Joseph, Buchanan County, Missouri—Amendment*.

The Louis Fuelling Residence and Bottling Works Complex. 115 Franklin Street and 1001, 1023 Dewey Avenue. The structures located at 115 Franklin Street and 1001 Dewey Avenue were both part of the Louis Fuelling Bottling Works, which Fuelling erected at these locations in 1871. His business consisted of the manufacturing of beer, soda water and mineral water. His vinegar and cider works, located at 115 Franklin Street, was the largest in the city at the time. Fuelling's residence at 1023 Dewey Avenue just north of the Bottling Works, was constructed c. 1861 to 1868. This property would also be included in the district.

Furthermore, there are several notable buildings whose eligibility cannot be determined until their property types are compared to other similar property types identified throughout St. Joseph. See inventory forms for 1022-1024 Dewey Avenue (Property Type: Duplex Residential Structures), 1116 Dewey Avenue and 918 Main Street (Property type: Mid-Management Owners, Single Family Residences), 1224 Dewey Avenue, 1406 Dewey Avenue, and 217 W. Isabelle Street (Property type: Vernacular Residential Structures: Pyramidal), and 1301 Main Street (Property type: Vernacular Residential Structures: Plains Cottage).

Because similar housing stock has been observed in the area directly north of the surveyed area, it is also recommended that a survey be conducted of that neighborhood in order to further ascertain potential historic districts, similar building types/sub-types, and development patterns.

### Observations

The North St. Joseph Neighborhood survey area is comprised of a mixture of properties with varying age, styles/types, integrity and degree of significance. Over the years, it has experienced neglect, demolition, isolation, disinvestment and abandonment, which have affected the overall cohesiveness of the area. One objective of the survey was to identify as many buildings that were constructed prior to 1861. While conducting field work, it was observed that several properties appear to have been constructed prior to the Civil War. These buildings, however, were not surveyed due to their extreme lack of integrity. They have been so severely altered that no recognition of the original design remains.

On the other hand, there now appears to be a renewed interest in the North St. Joseph survey area as property owners are displaying an interest in preserving their structures and neighborhood. Key properties are being renovated and could be the catalyst for other rehab projects. Area residents that the consultants spoke with were enthusiastic and proud of their historic homes and expressed interest in this survey project.

As mentioned earlier in this report, very little information has been found regarding the history of this area. While there are many "folklores" or stories pertaining to the history of the survey area, the consultants found no documentation to substantiate their claim. In light of this fact, it would be beneficial for the property owners to develop an oral history program and possibly organize a neighborhood

organization, if this has not already been done. Because of the architectural and historical importance of many of the properties within the survey area, every effort should be made to revitalize this often overlooked historic neighborhood of St. Joseph, Missouri.

## APPENDIX I

## Surveyed Properties:

1102 N. 2nd St.	112-114 W. Franklin St.
1201 N. 2nd St.	115 W. Franklin St.
1212 N. 2nd St.	113 E. Isabelle St.
1215 N. 2nd St.	212 W. Isabelle St.
1217 N. 2nd St.	217 W. Isabelle St.
1220 N. 2nd St.	218 W. Isabelle St.
1302-1304 N. 2nd St.	220-222 W. Isabelle St.
1321-1323 N. 2nd St.	221-223 W. Isabelle St.
1324 N. 2nd St.	224 W. Isabelle St.
1321 N. 3rd St.	225-227 W. Isabelle St.
1324 N. 3rd St.	229-231 W. Isabelle St.
1403 N. 3rd St.	822 Main St.
811 Dewey Ave.	905 Main St.
819 Dewey Ave.	914 Main St.
901 Dewey Ave.	918 Main St.
903-905 Dewey Ave.	921 Main St.
1001 Dewey Ave.	1007 Main St.
1018-1020 Dewey Ave.	1011 Main St.
1022-1024 Dewey Ave.	1023 Main St.
1023 Dewey Ave.	1024 Main St.
1105 Dewey Ave.	1206 Main St.
1116 Dewey Ave.	1301 Main St.
1122-1122 1/2-1124 Dewey Ave.	1302 Main St.
1201 Dewey Ave.	1305 Main St.
1203 Dewey Ave.	1314 Main St.
1205 Dewey Ave.	1322 Main St.
1207 Dewey Ave.	1324 Main St.
1209 Dewey Ave.	1310 Prospect Ave.
1212 Dewey Ave.	1402-1404 Prospect Ave.
1223 Dewey Ave.	1406 Prospect Ave.
1302 Dewey Ave.	216 W. Rosine St.
1306 Dewey Ave.	217 W. Rosine St.
1405 Dewey Ave.	217 1/2 W. Rosine St.
1402 Dewey Ave.	220 W. Rosine St.
1406 Dewey Ave.	221-223 W. Rosine St.
1416 Dewey Ave.	225 W. Rosine St.
1418 Dewey Ave.	226 W. Rosine St.
112 E. Franklin St.	230-232 W. Rosine St.
109-111 W. Franklin St.	231 W. Rosine St.

**APPENDIX IV**

Oversized maps illustrating surveyed properties and recommendations are located at the Planning and Community Development Department, City Hall, St. Joseph, Missouri and Department of Natural Resources, Historic Preservation Program, Jefferson City, Missouri.

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