

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name Buddy, Charles A. and Annie, House  
other names/site number n/a

2. Location

street & number 424 South 9<sup>th</sup> Street [ n/a ] not for publication  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, as amended, I hereby certify that this [ x ] 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 [ x ] meets [ ] does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [ x ] locally. ( See continuation sheet for additional comments [ ]. )

*Mark A Miles*

*03/22/04*

Signature of certifying official/Title Mark A. Miles/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 certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper

Date

[ ] 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 see continuation sheet [ ].

**5. Classification**

| Ownership of Property                       | Category of Property                            | Number of Resources within Property |                 |
|---|---|-------------------------------------|-----------------|
|   |   | contributing                        | noncontributing |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | 1                                   | 0 building      |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | 0                                   | 0 sites         |
| <input type="checkbox"/> public-state       | <input type="checkbox"/> site                   | 0                                   | 0 structures    |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | 0                                   | 0 objects       |
|   | <input type="checkbox"/> object                 | 1                                   | 0 total         |

Name of related multiple property listing.  
 Historic Resources of St. Joseph, Buchanan  
 County, Missouri

Number of contributing resources  
 previously listed in the National Register.  
 0

**6. Function or Use**

**Historic Function**  
 DOMESTIC /single dwelling

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**Current Functions**  
 DOMESTIC/multiple dwelling

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**7. Description**

**Architectural Classification**  
 LATE VICTORIAN/Italianate

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see continuation sheet [ ]

**Materials**  
 foundation Brick

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walls Brick

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roof Asphalt

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other Wood

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Concrete

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see continuation sheet [ ]

**NARRATIVE DESCRIPTION**  
 See continuation sheet [x]

**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.

**Criteria Considerations**

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.

**Areas of Significance**

Commerce

Architecture

**Periods of Significance**

1883-1914

**Significant Dates**

1883

**Significant Person(s)**

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References**

**Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

# \_\_\_\_\_

recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: \_\_\_\_\_

\_\_\_\_\_

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

| A. Zone | Easting | Northing | B. Zone | Easting | Northing |
|---------|---------|----------|---------|---------|----------|
| 15      | 341580  | 4402950  |         |         |          |
| C. Zone | Easting | Northing | D. Zone | Easting | Northing |

[ ] See continuation sheet

### Verbal Boundary Description

See Continuation Sheet 10

### Boundary Justification

See Continuation Sheet 10

## 11. Form Prepared By

name/title Shelley White, Historic Preservation Consultant

organization \_\_\_\_\_ date 03/08/04

street & number 1316 Francis Street telephone 816-364-5333

city or town St. Joseph state MO zip code 64501

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

#### Property Owner

(Complete this item at the request of SHPO or FPO.)

name Hall Street Enterprises, LLC

street & number 703 Hall Street telephone 913-963-9917

city or town St. Joseph state MO zip code 64501

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**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 1

**Buddy, Charles A. and Annie, House  
Buchanan County  
Historic Resources of St. Joseph, Buchanan  
County, Missouri, Multiple Property Listing**

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### **Narrative Description**

The Charles A. and Annie Buddy House is located at 424 South 9th Street in Smith's Addition to the City of St. Joseph, Buchanan County, Missouri. The Buddy House is a representative example of the Late Victorian Style, Single Family Residence property type in St. Joseph. (See multiple property listing Historic Resources of St. Joseph, Buchanan County, Missouri, under the historic context: Wholesale Distribution in St. Joseph, 1866-1914).

The Charles A. and Annie Buddy House is a two-story, 3,550 square foot, masonry, Italianate style house. The building form is a modified rectangular plan with four bays. It has a truncated low-pitched hip roof, and a front porch at the left side of the main facade. The facade is highly ornamental with Italianate features. The walls and foundation are of red soft brick.

The house is located across South 9th Street from the western boundary of Museum Hill National Register District, and is comparable to the Late Victorian Style Single-Family Residences documented in that nomination (see Museum Hill National Register Nomination). The south end of the 400 block of S. 9th Street remains largely intact. The only demolition occurred at neighboring 418 S. 9th Street, and that lot is now occupied by a mature garden. The garden gives a sense of continuity to the streetscape, diminishing the visual impact of the vacant lot.

Since its completion in 1883, the Charles A. and Annie Buddy house has experienced very few exterior alterations. The only major alteration is an early 20th-century porch built on the south side with columns and balustrades constructed of rock-faced concrete block.

### **Elaboration:**

The Charles A. and Annie Buddy House is located on the northwest corner of South 9th and Angelique Streets near downtown St. Joseph. The house just to the north at 412 South 9th Street was built the same year as the Buddy House. The house at 418 South 9th was demolished in 1986, and the lot has been used as a fenced garden for 412. Across the street to the north are well-preserved buildings in the Museum Hill National Register District. The spires of the historic Queen of the Apostles Roman Catholic Church can be seen to the east.

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The house has a 25-foot front yard setback and a 15-foot sideyard setback with a grassy yard on the front, back, and south sides. Sidewalks six and seven feet wide border the lot along the street frontages. The lot itself is made level by retaining walls along street frontages and the alley. The retaining wall is rock-faced, plain ashlar with a cut stone ledge. The front retaining wall has been replaced with concrete, leaving the stones at the central sidewalk entrance. A five-foot high coursed-rubble retaining wall adjoins the brick alley to the rear of the property. A brick foundation of the carriage house remains at the north end of the alley retaining wall.

The house itself is a two-story, masonry structure with four bays. The walls and foundation are constructed of hand molded, soft brick (now painted), and limestone is used for window lintels and decorative elements. Characteristic of Italianate homes, the Buddy House has a truncated, low-pitch hipped roof; stone hooded lintels over windows with decorative stone keystones; and quoins at building corners. A low peaked hip roof extension has been constructed over the original flat center section of the roof. The roofline also features large, projecting pediments on the front (east) and side (south) façades. These pediments have wide demi-lune windows with keystones.

A single-story wing has been constructed to the rear (west) facade of the house to serve as a kitchen. A second-story addition with a Second Empire-style roof was later added to the rear wing. The addition has a hip roofed dormer with two windows on the south.

Original fenestration is a one-over-one light, double-hung sash with stone lintels and sills. On the front facade, first floor windows are segmentally arched, surmounted by limestone lintels with clipped corners and bold central keystones. Second-story windows are rectangular with carved limestone lintels featuring arched broken pediments. The carving consists of a central rose flanked by two simple foliate scrolls. The arched top windows on the south façade have simple vertical brick lintels and limestone sills. The lintels have been painted to match the limestone.

The predominately-brick Buddy House also incorporates decorative limestone bands. A horizontal limestone band runs between and along the tops of the lintels. A continuous limestone band runs just below the first and second floor windows of the east façade, forming the window sills. The north, south, and west windows have unconnected limestone sills. An 8-inch wide limestone band forms a water table belt on the east and south sides of the building. The limestone band joining the first floor window lintels continues around to the recessed front door, but not above its lintel. On the building's side (south) facade, a limestone band joins the bays three windows and forms their sills. The east end of the band continues to the front of the

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house on the east. The limestone water table course runs the entire length of the south wall, from the front inside corner of the porch to the southwest corner of the house.

Three raised brick pilasters frame the two central front windows on the east facade. The pilasters are decorated with limestone molded capitals and carved limestone blocks supporting the band that forms the second floor windowsills. The pilasters feature raised brick quoins between the two limestone bands that connect the lintels and sills of the first floor front windows.

The door lintel is plain, with clipped corners and keystone matching those on the windows. In the early 20th century, the original double entrance doors were replaced by a single door with leaded glass sidelights. The matching arched leaded glass, fixed transom, light above the door incorporates the house number in its design. The single light door has been replaced with a modern door featuring two long arched 1870's style glass panels above a single, square lower panel.

The original Victorian porch was replaced in the early 20th century. The existing porch is constructed of machine-molded, rock-faced concrete block for its foundation, columns, and balustrade. The present porch runs from the front corner of the house to the east side of the projecting ell in the center of the south façade. A door with an arched limestone lintel with a keystone, matching the one above the front door, opens onto the porch from the ell. Its leaded glass transom also matches the one above the front door. The projecting section has a 4½' deep, three-sided first floor bay window. A single, flat, roof covers both the porch and the bay window, matching the original porch roof design. A single modern door which matches the other front door opens onto the porch from the ell. Pairs of ten-light French doors, opening onto the roof of the bay window, replaced the original sashes of the ell's two south facing, second floor windows. This was probably done when the porch was replaced.

On the rear addition, the west and north sides of the roof each have a single, gable roofed, dormer window. The second floor addition is covered in white asphalt shingles matching the house roof. A modern porch, with chamfered wood posts, and a railing with 2" by 2" balusters, extends the length of the kitchen wing's south side. A fifteen-light door on the south side of the kitchen wing opens onto the porch.

The north side of the residence is very simple as it was set very close to the side lot line and even today is really only visible from the house to the north. Conforming with the rest of the

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building, the windows on second floor are rectangular and the first floor windows are segmentally arched. The windows on the north all have brick soldier lintels and plain limestone sills. There is a small round top window in nearly the center of the north wall which provides light to the main staircase inside.

### **Interior**

Although built as a single-family residence, the house is currently divided into three dwelling units - one on the first floor and two on the second. The house was converted to three units in the mid-1940's following the death of Cecile Dunavant, the last Buddy family member who lived here.

The current owners have renovated the first floor with care and made no alterations that would prevent a future owner from returning the building to a single family residence. The first floor is a linear plan absent of hallways, except the front entry hall which is now the entrance to the second floor units. The entry hall originally also provided access to the front and back parlors and the dining room.

Access to the first floor unit is now provided from the front side porch and back porch. The basic floor plan, from front to back, includes a bedroom (originally the front parlor), a living room (originally the back parlor), a kitchen/dining area (originally the dining room), a closet (originally the back staircase) and a rear bedroom (originally the kitchen).

The original front and back parlors feature hardwood floors, pocket doors faux grained in burhled walnut, and a generous wood crown mold at the ceiling. Each parlor has finely finished cast iron fireplaces intended for coal burning. The back parlor, which is the largest room on the first floor, features a bay window which offers a view of Angelique Street. The door which accesses the side porch, now the primary first-floor entrance, has an ornate leaded glass transom.

The entire first floor has original molded woodwork.



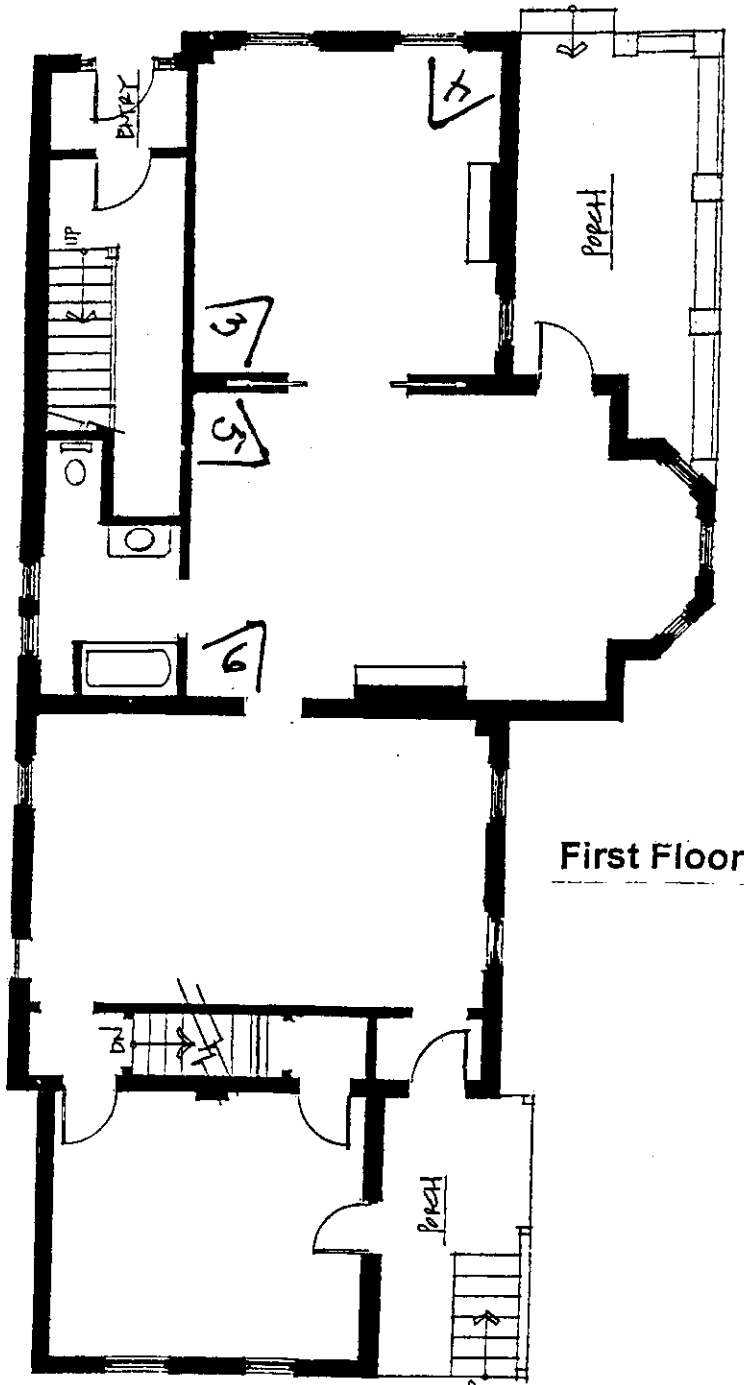
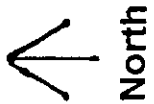
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Figure One. Drawn by Denese Denman and Shelley White



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### Statement of Significance

#### Summary

The Charles A. and Annie Buddy House at 424 South 9<sup>th</sup> Street, St. Joseph, Buchanan County, Missouri is locally significant under Criterion A in the area of Commerce and Criterion C in the area of Architecture. Under Criterion A, this building is representative of the growth of St. Joseph's middle class and their ability to invest in real estate. (see Historic Resources of St. Joseph, Buchanan County, Missouri" under the historic context "Wholesale Distribution in St. Joseph, 1866-1914.") Having achieved success in his business as a wholesale fruit and produce dealer, Mr. Buddy was able to build a home that well reflects his position on St. Joseph society during the Late-Victorian period. The Buddy House is also significant under Criterion C as a representative example of the Property Type: Victorian Style, Single Family Residences as described in the Multiple Property cover document for St. Joseph. This building is an excellent example of the Italianate style in the city. The period of significance is 1883 to 1914, beginning with the construction date and ending with the period of wholesale development as described in the historic context "Wholesale Distribution in St. Joseph, 1866-1914."

#### Elaboration

As stated in the Multiple Property Listing, the Victorian style single-family residences are most noteworthy when viewed as a group under both criteria A and C. (See Registration Requirements) The Charles A. and Annie Buddy House is significant under Criterion A in the area of COMMERCE, as it represents a broad pattern of events that occurred during this period of St. Joseph history. The location and style of the residences built is representative of the homeowners' growing middle class status. Middle class residences such as the Charles A. and Annie Buddy House were built near more impressive residences of the wealthy, filling up smaller lots, and built closer to the street, giving an urban appearance to the neighborhood. The Charles A. and Annie Buddy House retains strong integrity of association and location.

According to Buchanan County deed records, Charles and Annie Buddy purchased the property for \$1,700 on April 18, 1883. The 1883 Sanborn map shows the notation 'being built' within the house footprint. The Evening News, a St. Joseph newspaper, reported that "Chas. A. Buddy built a two-story brick residence at No. 418 Ninth Street, \$7,000 on December 31, 1883". Early Sanborn maps and city directories often reflect changing house numbers. The deed records are consistent with the property known today as 424 South 9<sup>th</sup> Street. Mr. and Mrs. Buddy continued to live at 424 South 9<sup>th</sup> until their deaths in 1928 and 1936, respectively. The property remained in the Buddy family until 1940.

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Charles Buddy came from a family of building construction contractors. Philip Buddy, his father, brought his family to St. Joseph in 1868, and became a prominent building contractor, later joined by his son, Phillip, Jr. Their firm, P. Buddy & Son, is listed as having taken out two building permits in 1897 for the nominated property. P. Buddy and Son most likely were responsible for building this house, however, the Building Permits are the only evidence. They are also reported to have been the contractors on many prominent commercial buildings as well as many private residences in the City of St. Joseph, in addition to the significant St. Joseph Livestock Exchange Building.

Charles graduated from St. Joseph's Christian Brothers College in 1873. The next year he began to gain experience in the sales business, working as a clerk for Baily, Townsend & Company, a dry goods and notions store. 1876 found him learning the grocery business at Obe Craig & Co. In 1877-78, he worked as a clerk for the St. Louis, Kansas City & Northern Railroad. No doubt he was gaining valuable experience working for the railroad, as it would become an important part of his future wholesale business. In 1879, he began a partnership with Michael J. Sheridan in a grocery store at 315-317 Edmond. The establishment was called Sheridan and Buddy. That same year he married Annie Farrell. Charles continued in business with Mr. Sheridan until 1883, when he opened his own wholesale fruit and produce business at 108 North Second Street. Mr. Buddy was successful as a wholesale fruit and produce dealer until his death in 1928.

Following the Civil War, St. Joseph was well situated to become a center for wholesale trade. Its location on the Missouri River, as well as its many railroads, made St. Joseph a prime city to supply goods for western expansion. An 1886 Chicago Times article boasts that "St. Joseph is a modern wonder – a city of 60,000 inhabitants, eleven railroads, 70 passenger trains each day, 170 factories, thirteen miles of the best paved streets, the largest stockyards west of Chicago and a wholesale trade as large as that of Kansas City and Omaha combined." (Logan, Old Saint Jo)

In 1884, the Sixth Annual Report of the Trade and Commerce of the City of St. Joseph, Missouri reported statistics on the city's wholesale and retail trade. Groceries had the largest dollar amount at \$12,060,800, and confectioneries and fruit totaled \$151,135. This same report had a special section on Apple Packing which stated, "In all the great market centers, this section of the country is looked upon as the future point of supply for the fruit market." In 1883, St. Joseph and the surrounding area shipped 157,000 barrels of apples.

References to Charles A. Buddy can also be found in the The Daily News' History of Buchanan County and St. Joseph, Missouri, where his family history is given and Charles is listed as a wholesale fruit and produce dealer. He is also found in Chris Rutts' History of Buchanan County

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and its Representative Citizens, where reference is made to "Charles Allen Buddy...who carries on an extensive fruit and produce business at No. 108 North Second Street and owns a handsome residence at No. 424 South Ninth Street." The July 10, 1888 edition of the St. Joseph Daily Gazette reported that C.A. Buddy was a founding member of the St. Joseph Fruit and Produce Exchange, formed on July 9, "for the purpose of facilitating business and creating a uniform market in the city for the purchase and sale of fruit produce." In his book, Cartoons of St. Joe Boys, Frank Finch includes caricatures of the prominent men of St. Joseph. Both C.A. Buddy and P.P. Buddy are featured, with Charles being depicted as the 'King' of produce. (See Figure Two)

Further evidence of the Buddy family's middle class status is reflected in the number of newspaper articles written about them. An October 30, 1906 St. Joseph News-Press article details daughter Cecile's coming out party, held at the home. Charles and Annie's son, Charles F. Buddy, became a Catholic priest and served at the St. Joseph Cathedral. He was a member of both the Cathedral and Immaculate Conception parishes. Numerous newspaper articles were written about him. Immaculate Conception, renamed Queen of the Apostles, can be seen from the Charles A. and Annie Buddy House one block to the east.

The 1903 Social Register of St. Joseph lists Charles and his brother Philip as members of the Commercial Club. The Commercial Club was a civic organization which met at The Chamber of Commerce building. The 1903 Social Register was a subscription organization, whose purpose was to list the officers, directors, and members of thirty-six St. Joseph clubs and organizations, published in 1906.

The Charles Buddy family's prominence in the community, as evidenced by the many references in newspaper articles, St. Joseph history books, and the Social Register, indicates their firm position of middle-class status in the St. Joseph community.

The Charles A. and Annie Buddy House is significant under Criterion C as an example of the Property Type: Victorian Style, Single Family Residences as described in the Multiple Property Listing. This building is a good example of the Italianate style, and it embodies the distinctive characteristics of that style as it is adapted in the St. Joseph neighborhoods. Characteristic of Italianate homes, the Buddy House has a truncated, low-pitch hipped roof; stone hooded lintels over tall narrow windows with decorative stone keystones; and quoins at building corners. The roof line also features large, projecting pediments on the front (east) and side (south) façades. These pediments have wide demi-lune windows with keystones. It is asymmetrically massed and of brick construction. The Charles A. and Annie Buddy House has retained its integrity of location, design, setting, materials, workmanship, feeling, and association, thereby fulfilling the registration requirements as listed in the Multiple Property Listing.

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Figure Two. Drawing from Cartoons of St. Joe Boys, by Frank Finch, published in 1905.



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**Bibliography**

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- St. Joseph City Building Permit Records. St. Joseph, MO : City Hall
- St. Joseph City Directories, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1928, 1936, 1939, 1941, 1942, 1946.
- St. Joseph Daily Gazette*, "Fruit and Produce Exchange", July 10, 1888.
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Buddy, Charles A., House  
Buchanan County  
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**Verbal Boundary Description**

The nominated property occupies the south forty (40) feet of Lot eight (8), Block Twenty-six (26) in the Smith's Addition to the City of St. Joseph, Buchanan County, Missouri.

**Boundary Justification**

The Boundary includes the portion of the city lot which retains its original property lines and has been historically associated with the nominated property.

**Photographs**

The following information is the same for all photographs:

Buddy, Charles A. and Annie, House  
424 South 9<sup>th</sup> Street, St. Joseph  
Buchanan County, MO

Photographer: Shelley White

Photos 1-2, August 2002

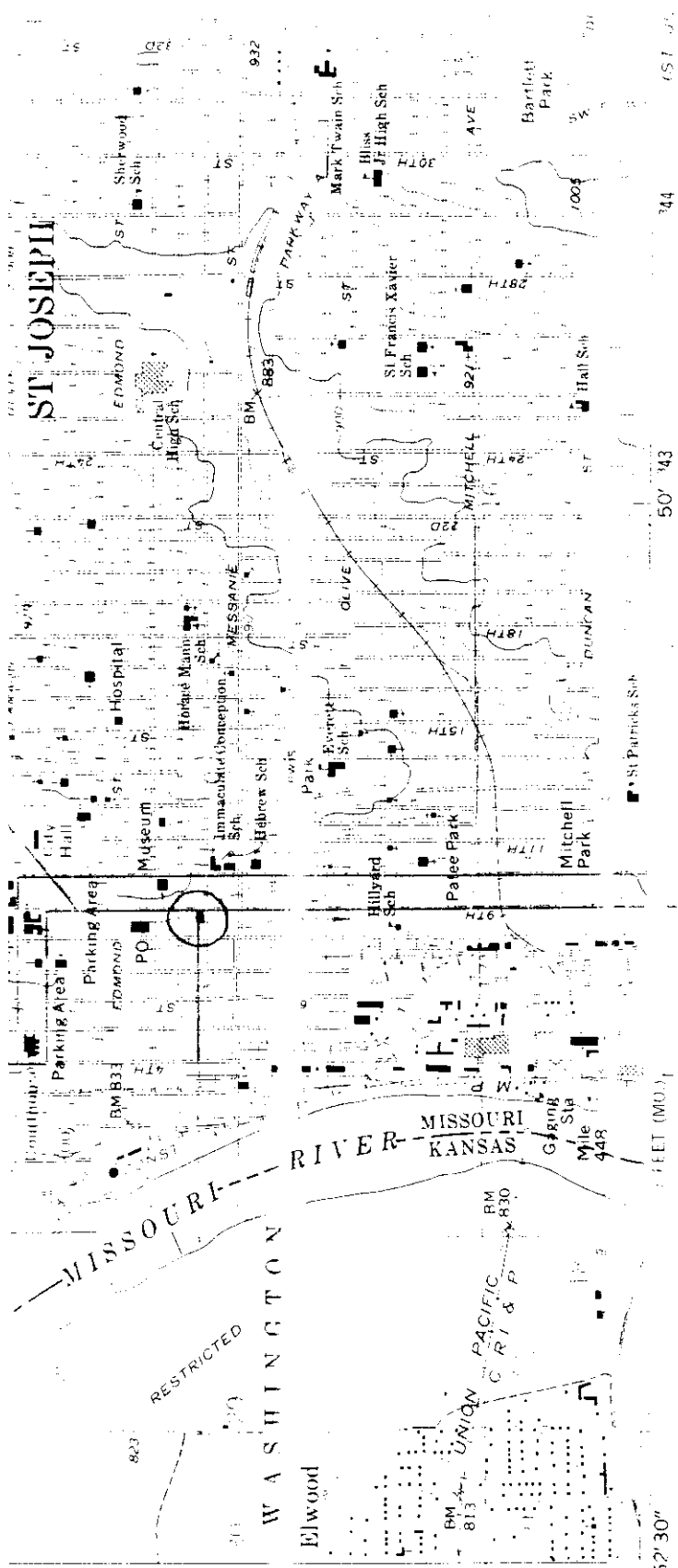
Photos 3-6, December 2002

Negatives on file with Shelley White, 1316 Francis Street, St. Joseph, MO 64501

**List of Photographs**

See Figure One for indication of camera angles.

1. Facade, east elevation
2. West elevation
3. Front Parlor
4. Front Parlor
5. Back Parlor
6. Back Parlor



1:310,000 FEET  
(MO.)

94° 52' 30"

HALLS  
1968 111 NW

**Map prepared, edited, and published by the Geological Survey**

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1969. Field checked 1971

Polyconic projection. 1927 North American datum 10,000-foot grid based on Missouri coordinate system, west zone and Kansas coordinate system, north zone 1000 meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Locations shown in purple compiled from aerial photographs taken 1977. Map edited 1978. This information not field checked

Circle-hat indicates expansion of urban areas

50' 43"

50' 43"

50' 43"

50' 43"

50' 43"

50' 43"

1000  
0  
1000  
2000  
3000  
4000  
5000  
6000  
7000  
8000  
9000  
10000

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6000  
7000  
8000  
9000  
10000

1000  
0  
1000  
2000  
3000  
4000  
5000  
6000  
7000  
8000  
9000  
10000

1° 10' 11.6 MILS  
21 MILS

1° 10' 11.6 MILS  
21 MILS

ITEM GRID AND DATA MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

THIS MAP COMPILED BY THE  
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