

JEFFERSON CITY HISTORIC EAST
ARCHITECTURAL/HISTORIC SURVEY

SUMMARY REPORT

Prepared by
The URBANA Group
for the
Jefferson City Commission on Historic Preservation
and
Jefferson City Department of Planning and Code Enforcement

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Preface

The National Park Service defines *survey* as "a process of identifying and gathering data on a community's historic resources."¹ This year-long survey project documented over 450 historic resources in Jefferson City's Historic East neighborhood: hundreds of brick houses, ranging from 1860s German vernacular houses to two and one-half story Queen Anne mansions; houses belonging to prominent judges or railroad workers; limestone retaining walls, iron fences, and garages. The identified historic resources give the Historic East neighborhood a character not found elsewhere in Jefferson City. This report serves as the base upon which the City may build to recognize and protect this vital character.

Introduction

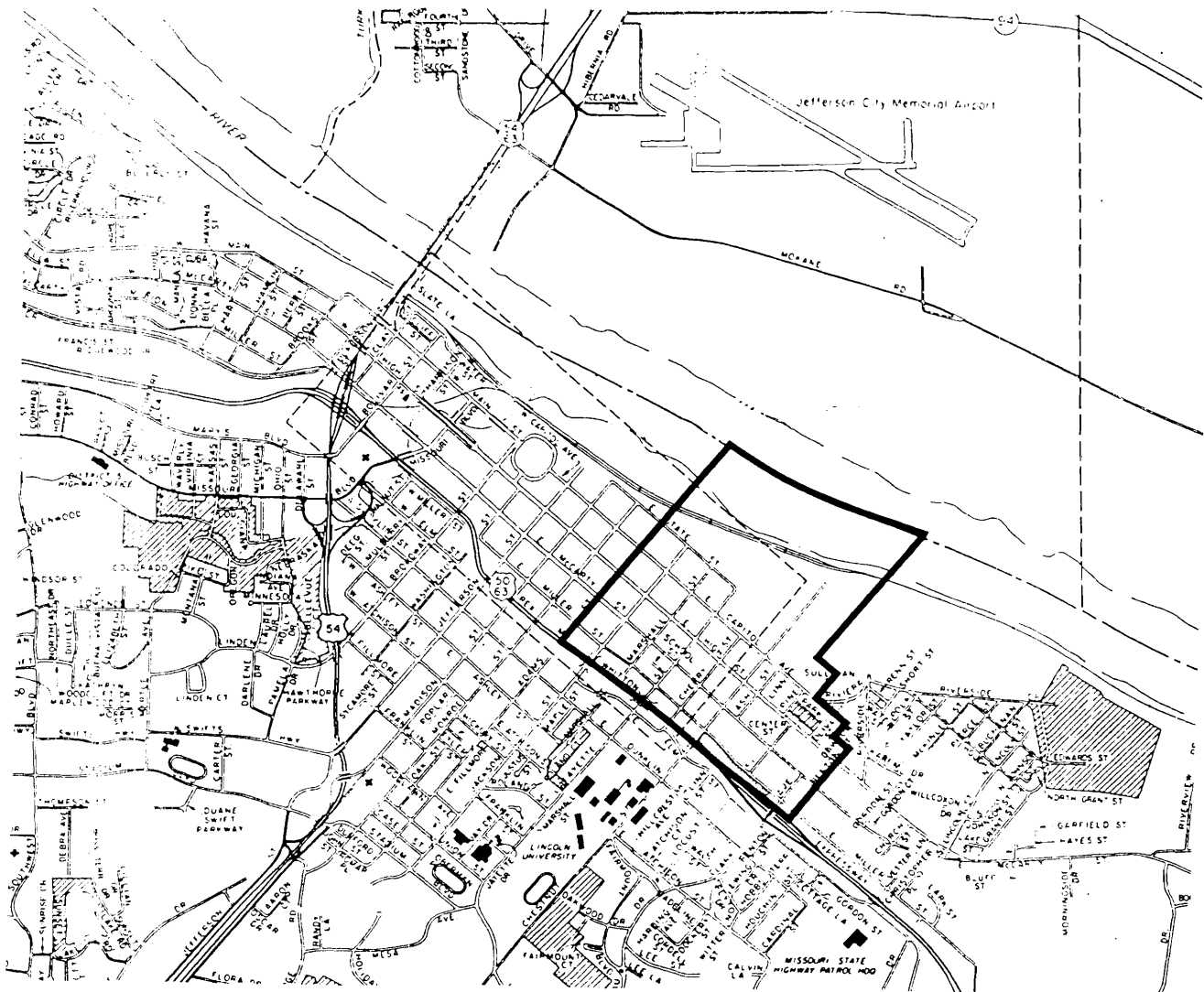
The Historic East neighborhood is the area on the eastern edge of Jefferson City's central business district, just four blocks east of the Missouri State Capitol (see Figure 1). The survey area covers approximately 220 acres, includes roughly thirty-six city blocks, and contains over 550 historic resources.² The Historic East Survey Area was confined by fairly straightforward boundaries, encompassing nearly the entire neighborhood. To the north of the survey area is the Missouri River, which is at the base of a steep hill and separated from direct access by railroad tracks; it is not readily seen from the Historic East neighborhood. To the south of the survey area is U.S. Highway 50/63, also known as the Rex Whitton Expressway, which divides the Historic East neighborhood from another historic area south of the highway. The colossal piers of the highway overshadow part of the Historic East neighborhood (600 block of E. Miller Street), while other sections of the survey area (500 block Jackson Street, and 500, 1100, and 1200 blocks of E. Miller Street) overlook the highway.

Specifically, the survey area extends from the east side of Adams Street to the west side of Benton Street on the east. The east side of Adams Street may be considered to be part of the central business district, with mostly commercial or institutional buildings, including the Chamber of Commerce. While the east side of Benton Street, not included within the survey area, is a part of the Historic East neighborhood, the areas beyond to the east are generally newer in construction, and are not continuous with the resources of the survey area. State Street, the Missouri State Penitentiary, and parts of E. Capitol Avenue are the northernmost sections of the survey area. The northern edge of U.S. Highway 50/63 serves as the southern boundary.

The east-west streets within the Historic East neighborhood generally serve as major thoroughfares. These include E. Miller Street and E. Capitol Avenue, and particularly E. McCarty and E. High Streets. U.S. Highway 50/63 is accessible from exit ramps off Clark Avenue; direct access off Cherry Street has been closed. Generally, with the exception of Clark Avenue, the north-south streets are low use residential streets. Alleys divide most all of the blocks.

The topography of the Historic East neighborhood is hilly, with many yards requiring retaining walls. The frequency of limestone retaining walls adds a cohesiveness to parts of the neighborhood. The steep slope of E. Capitol Avenue at the 900 block allows a clear view into the Missouri State Penitentiary grounds, while from its other end (400 and 500 blocks), E. Capitol Avenue affords a quite picturesque view of the Missouri State Capitol.

Figure 1: Survey Area Location



KEY

— JEFFERSON CITY HISTORIC EAST SURVEY AREA

SCALE

0 100 200 METERS



The Historic East neighborhood is overwhelmingly residential in character, with limited commercial, institutional, and manufacturing uses. The lots are long and narrow in most cases, allowing for large backyards. Small commercial nodes exist in several places in the neighborhood, and generally are located on corners of east-west streets, with a few buildings occasionally wrapping corners to side streets. The most notable commercial node within the Historic East neighborhood is probably the 600 block and a small section of the 700 block of E. High Street. This area had transformed from residential to commercial by the late nineteenth century, providing grocery stores, bakeries, and a drug store to the neighborhood. Other smaller commercial areas include the 400 block of Clark Avenue, the 300 block of Ash Street and the 900 block of E. High Street, and the 1000 block of E. High Street.

Churches are located around the periphery of the survey area, and are not within the core of the neighborhood. Churches are found on the 700 block of E. Miller, the 100 block of Adams Street, the 1200 block of E. High Street, and most notably, the prominent Immaculate Conception Church complex on the 1200 block of E. McCarty Street. Several churches are just outside the neighborhood to the west toward the core of downtown.

Only one public school is found within the neighborhood. Occupying much of the 500 block of E. McCarty with its broad setback, the Ernst Simonsen High School and Junior High School, now only a junior high school, is set high on a hill with an E. Miller Street address; the 400 block of E. Miller to the west is occupied by an athletic field for the school. Other public buildings are within the survey area. The 800 and 900 blocks of E. Miller are occupied by city buildings and uses, including Transit Division buildings on the south side of the 800 block, the City Sand and Gravel Yard on the north side of the 800 block, Street Maintenance Division, and Animal Rescue offices on the north side of the 900 block of E. Miller, and street parking and a park on the south side of the 900 block of E. Miller.

By far, the most notable non-residential use within the Historic East Survey Area is the Missouri State Penitentiary, located at the north central boundary of the survey area. The facility's massive rock-faced coursed limestone walls and guard towers frame the landscape of the 600 block of State Street, the 100 block of Lafayette Street, and the 700 and 800 blocks of E. Capitol Avenue. While to those not familiar with this section of the neighborhood the prison's presence may seem disturbing, the existence of the facility is not dominating. At times, the only reminder of its presence is the audibility of the announcement system. Perhaps oddly to outsiders is the location of some of the neighborhood's more prominent houses directly across from the prison on the 700 and 800 blocks of E. Capitol Avenue. In fact, as will be discussed later in this report, the neighborhood owes some of its existence to the prison; in its earlier years, inmates were involved in the construction of houses in the area. Later, the penitentiary was the center of much light manufacturing which used convict labor. Light manufacturing existed elsewhere in the neighborhood, with the International Shoe factory at the 1000 and 1100 blocks of E. Capitol Avenue being the most prominent of the industrial buildings.

The survey area has little open space, with most lots having been historically developed. The 900 and 1000 blocks of E. McCarty Street and the 1000 block of E. Miller Street are dominated by cemeteries representing city and national ownerships. The cemeteries give a visual break to

densely-built E. McCarty Street. A tall limestone retaining wall frames the cemeteries on the north, south, and east (along Locust Street). Sanborn Maps indicate a Jewish cemetery once existed behind the 1200 block of E. McCarty Street and the 300 block of Benton Street. Iron fencing remains as evidence of this cemetery; the bodies have been exhumed. Park spaces include the 900 block of E. Miller Street and an undeveloped, informal area of Park Place Avenue (of Park Place Addition). Areas along a ravine, particularly between the 900 and 1000 blocks of E. Capitol Avenue to the north side, provide some private open spaces.

Residentially, the survey area is dominated by single family residences. Historic duplexes are not uncommon, and several particularly well-designed and well-preserved early twentieth century apartment buildings are within the Historic East Survey Area (200 block Marshall Street, 600 block E. Capitol Avenue, and 1000 block E. High Street). The residential lots are generally long and narrow, making for densely set houses. As the Historic East neighborhood borders the central business district, commercial occupations have increasingly encroached on the residential uses of the neighborhood, mostly as conversions. The most notable areas of residential to commercial use conversions are the 400 blocks of E. High and E. McCarty Streets, and the 500 and 600 blocks of E. Capitol Avenue. Generally speaking, many of these conversions have not seriously altered the residential character of the historic buildings.

Additionally impacting the Historic East neighborhood are conversions of single family houses to multi-family units, an influence felt not only in an increase of density of occupancy, but also in a high number of non-owner occupied buildings. The multi-family conversions at times may only be noticeable by several electric meters on the side of the building, while in other instances the conversions are more obvious, with large exterior staircases added to access upper stories and porches permanently enclosed to provide additional interior space.

The Historic East Survey Area has few modern intrusions to the historic character of the neighborhood. Modern construction has occurred along the 400, 500, and 600 blocks of E. McCarty Street, but otherwise occurs only in a few isolated instances.

Historically, the residential buildings of the survey area represent a wide range of occupants, from the most prominent business people to people employed by the prison, by the nearby railroads, or by the manufacturers. As will be discussed later in this report, the architectural styles and building types, in part, reflect the varied occupants of the buildings.

Field work for this project was conducted in early and late August, mid-October, and early November of 1991, and early March of 1992. Temperatures in the nineties provided the environment to survey E. McCarty Street, while twenty mile per hour winds and freezing temperatures coincided with the E. Capitol Avenue field work. Research was conducted throughout the project.

The URBANA Group, consultants in Urban Planning, specializing in Preservation Planning, was hired by the City of Jefferson to conduct this survey project. Managing the project for The URBANA Group was Alice Edwards. Field work was conducted by Ms. Edwards, Karen Kummer, and Susan Appel. Joseph Gallagher led the research and mapping components of the

project. Ms. Edwards and Mr. Gallagher composed the report. Managing the project for the City of Jefferson was Mr. D.R. Preston, City Planner, who also coordinated meetings with the Commission on Historic Preservation. Final review of the project was completed by Gerald Lee Gilleard, Survey Coordinator for the Missouri Historic Preservation Program.

The Missouri Historic Preservation Program of the Missouri Department of Natural Resources provided seventy percent of the funding for this survey project. The remaining thirty percent of the funding was provided by the City of Jefferson.

Objectives

The overriding objectives of this identification and evaluation activity were to gather information to contribute to a local (and state) data base on historic properties and to identify the boundaries of potential National Register historic districts. Recommendations for local designations of landmarks and historic districts are also made.

Supplementary to the overriding objectives was to use this project not just as part of an ongoing identification program, but also as an education program. By including opportunities for public participation, an objective of this survey is also to help increase public understanding of, and interest in, the community's history and historic properties. A survey handout was provided to property owners who inquired about the project; the handout was distributed by the field team of surveyors and was also available through the Planning and Code Enforcement Department of the City (see Appendix 1). Two neighborhood meetings were conducted, at the beginning and at the end of this survey project.

Methodology

This project was an intensive level survey, developed through field survey and archival research. The project began with a review of available literature. Secondary resource information on Jefferson City is greatly lacking, with the only city history book being Ford's 1938 History of Jefferson City, which has typical limitations of such types of historical references including inaccuracies and biases. Scholarly articles on the community are also limited, with fewer than five articles in the Missouri Historical Review in the last twenty years including information relevant to this project. The Cole County Illustrated Sketch Book (1900) provides highlights of some of the community's most prominent citizens, many of whom lived in this project area; these biographical highlights were used as much as possible. The 1982 survey and report Missouri's Black Historic Sites: A View Over Time includes coverage of several blocks of the Historic East neighborhood, and provided information on prominent African American citizens who resided in the neighborhood. Miscellaneous property files are available through the Cole County Historical Society archives. These files are not organized in any particular order, but include some early "survey" information, recorded by volunteers, and dating as far back as the early-mid 1960s; this information includes some historical backgrounds for properties located within the survey area.

Primary resource materials are limited to city directories and Sanborn Fire Insurance Maps. City directories are available for the following relevant years: 1897-98, 1900, 1904-05, 1908-09, 1911-12, 1913, 1915, 1917, 1918, 1921, 1923, 1925, 1927, 1929, 1931, 1933, 1935, 1938, 1943, and 1946. Sanborn Maps relating to the survey area date to 1885, 1892, 1898, 1908, 1923, and 1940. However, only the 1923 and 1940 Sanborn Maps cover the entire survey area. City building permits date only from 1965.

All buildings within the survey area were surveyed, however, final survey forms were not completed for all of the buildings. This survey was to include the recordation of approximately 450 historic resources. Since one of the main goals of the survey was to make recommendations for National Register historic districts, the selection of historic resources to be intensively surveyed was based on those buildings in and around recommended historic districts. Field work indicated another one hundred historic buildings that are within the survey area, but for which no final survey form was completed. Buildings surveyed were built prior to 1946. Buildings which were substantially altered (altered beyond historic recognition) were not recorded, nor were modern structures.

The survey followed the "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation." A computerized version of the Missouri Architectural/Historic Inventory Survey Form was utilized for this project (see Appendix 2). While the information is only recorded in a word processing program (and is not coded to facilitate data analysis), the computerization will allow for survey form updates. The computerization will also assist in preparing brochures and future National Register of Historic Places nominations.

Information gathered on those buildings surveyed included identification of materials, plan shape, roof shape, construction, and building date, supplemented by an architectural description of building features such as porches, stylistic features, architectural details, and alterations. The statement of significance includes information on the history of the building, the building's historic occupants, and the building's contributing status if within the boundaries of a recommended historic district, or status of being individually eligible to the National Register if not within a recommended historic district. Outbuildings were noted, with substantial outbuildings such as larger carriage houses, being documented on separate inventory forms. At least one 5" x 7" black and white photograph is provided for each surveyed property. A base map provides a footprint of each building with the building's reference number.

This report discussing the historic context, summarizing the survey findings, evaluating properties, and making recommendations, completes the survey project. An address list of all properties within the boundaries of the survey area served as a checklist for the field survey team. In final form, the list has been incorporated into this report and includes contributing/non-contributing status for buildings within the recommended National Register Historic Districts. The list also serves to cross reference addresses with building reference numbers.

Project Participation

A concentrated effort was made to provide opportunities for public participation and input into this survey project. The consultants met with the Commission on Historic Preservation four times (July 30, August 27, and November 5, 1991 and March 10, 1992) at the City Building to review the project's progress. All meetings of the Commission on Historic Preservation are open to the public.

News releases were provided to area newspapers, and television and radio stations regarding the project and the introductory public meeting. The initial public meeting, held August 1, 1991 at 7:30 p.m. in the City Council chambers, was attended by approximately twenty people, including representatives from the Commission on Historic Preservation, and the Planning and Code Enforcement Department. A project introduction was given by Commission Chair Mary Ann Caplinger and a project overview was given by Susan Appel and Alice Edwards of The URBANA Group. A question and comment opportunity followed.

The final public meeting was extremely well-attended, with an estimated audience of over one hundred people nearly filling the City Council chambers on July 8, 1992 at 7:00 p.m. News releases had been supplied to all media and an advertisement announcing the meeting had been placed in the newspaper for two nights (July 5 and 7; see Appendix 3). The newspaper featured a small article announcing the meeting. Excellent coverage of the meeting and project was received from television stations KOMU/NBC and KMIZ/ABC with neighborhood residents and Commission Chair Mary Ann Caplinger being interviewed, and a variety of buildings from the survey area being shown.

Inventory Form Data

While much of the data on the Missouri Architectural/Historic Inventory Survey Form is self explanatory, a few items merit additional explanation.

Reference numbers were given to all main buildings within the boundaries of the survey area excluding modern buildings (post 1945); reference numbers were not given to outbuildings, except in cases where the outbuilding was surveyed separately (on a separate form from the main building to which it belongs). The reference numbers are keyed to the building "footprints" on the mapping for this project. Ranging from 001 to 568, the reference numbers begin at the northwest corner of the survey area (Adams and State Streets), and continue in a west-east pattern along the north then south sides of the west-east streets. Similarly, the numbering then continues on the west boundary of the survey area, from the east side of Adams Street going from the north-south along each side of the north-south streets. Two reference numbers were dropped--#295 and #385--as the building reference was changed. Building reference numbers are cross referenced with street addresses in Appendix 4.

Roll/frame notes the roll and frame number of the black and white photograph of the building. Some buildings may have multiple roll/frame numbers listed; in those cases, the roll/frame which is underlined is the view which was printed to accompany the survey form. The negatives

and contact sheet prints for the resources within the survey area are on file at the Department of Planning and Code Enforcement, lower level of the City Building. A 5" x 7" black and white photograph accompanies each survey form.

Building date was derived from a combination of Sanborn Fire Insurance Map research and professional judgment.

Open to the public is a determination on the part of the field surveyors. In many cases this is obvious (stores, repairs shops, etc.). An assumption was made that buildings which appeared commercial or which held private businesses would technically be open to the public. Listing "partial" indicates the building appeared to be mixed use commercial and residential, and would be open in part to the public.

Owner's Name/Address was provided by the Department of Planning and Code Enforcement near the beginning of this project; some of these owner references are likely to have changed before this project was completed.

Exterior condition is a subjective determination, and is a separate determination from a building's integrity. A building may be in poor condition, but retain much of its historic fabric and therefore possess a high degree of integrity.

Changes (Addition or Altered?) applies to modern additions or alterations. Some buildings have had later (not original) porch additions or rear wings added, but when such changes appear to date before 1940, they are not listed as changes, as these changes are "historic." Typical alterations include artificial siding and modern iron trim replacing original wood posts on porches. The alteration of sleeping porches from glassed-in spaces to more enclosed spaces (asbestos shingle siding or artificial siding) is also fairly common.

Historic Overview

Settlement

The first official record of the settlement of Jefferson City was an Act of Congress on March 6, 1820 which authorized the organization of Missouri as a state and a grant of four undesignated sections of public land as a site for the capital.³ Since the Missouri River was the main transport artery at that time, the State Commission was instructed to designate a site within forty miles from the mouth of the Osage River as the state capital.⁴ The communities of Cote Sans Dessein, Franklin, and Marion competed for the distinction, but on December 31, 1821, the Legislature passed an act designating the area known as "Howard's Bluff" as the future location of the capital of Missouri.⁵ It was the least developed of all the sites considered; the first building was erected there in 1819 near the Lohman foundry.⁶ The residents of this building later established the first saloon in the city. Only two families resided in Jefferson City in 1823. The settlement was incorporated on November 7, 1825 and by 1826, the number of families had increased to thirty.⁷

The central business district of Jefferson City consisted of a general store, a grist mill, a distillery, a dram shop, tan yards, and the Rising Sun Hotel in November 1826. The first general store in Jefferson City was erected for Daniel Colgan between 1826 and 1827 on the northeast corner of the present capitol grounds, and enjoyed a booming business for over a year until I.B. Read and T. & P. Miller established competing stores in 1828 and 1831 respectively.⁸ No mayor was elected until 1839 when Thomas Lawson Price, a Virginian, was voted into office.⁹

The 1840 census gives the population of the city as 1,436 people, 262 of which were slaves. Early settlers in Jefferson City came from Kentucky, Tennessee, and Virginia. After 1840, the influx of population into the settlement was characterized by German immigration prompting Jefferson City to be known for several years as "the town of brick" and instigating the passage of an ordinance prohibiting the building of frame structures.¹⁰ The manufacture of brick had begun in Jefferson City prior to 1826.¹¹ Several German immigrants were involved in brick manufacturing due to their familiarity with, and preference for, brick. The availability of suitable clays and the abundance of post-glacial, wind deposited loess soils encouraged this enterprise.¹² "Munichberg," "Germantown," or "Dutch Town" as it was also known, emerged on the south side of Jefferson City in the 1840s and 1850s as Dunklin Street became the main thoroughfare of immigrants into the settlement.¹³ The Germans established their own shops,

banks, lodges, and churches with many of these immigrants continuing to converse in their native language.¹⁴

The second largest influx of immigrants into the city were Irish. Two principal routes were taken by these settlers: the Ohio River and the Cumberland-National Road. The Ohio River was used because early transportation depended to a large extent on navigable rivers. The Cumberland-National Road started in Cumberland, Maryland and continued to Wheeling, West Virginia and, from there, along the National Road through Ohio, Indiana, and Illinois to Missouri.

Examination of city directories indicates that many residents in the Historic East Survey Area were African American. Historian Julius H. Conrath recalled that in the late nineteenth century the residences south of McCarty Street and east of Adams Street were predominantly occupied by African Americans.¹⁵

Daniel M. Boone, son of the famous frontiersman, and Major Elias Bancroft were commissioned to plan the layout of the town. Incorporated into the layout of the town were 80 to 120 foot wide streets and 400 foot square regularly-spaced city parks.¹⁶ The sale of lots began in May 1823 at an average price of \$32.75.¹⁷ The original capitol was located on the site of the present-day Governor's mansion, and was completed on October 1, 1826.¹⁸ St. Charles, Missouri remained the temporary seat of government until the capitol was completed and occupied. The building housed the state's executive, legislative, and judicial headquarters on the first floor, and the governor's living quarters on the second floor. The building was destroyed by fire in 1837. The construction of a second capitol was begun in 1837, and completed in 1842 on the site of the present-day capitol. It, too, was destroyed by fire in 1911.

With the landing of the steamer Monroe in Jefferson City on May 10, 1849 came a cholera epidemic. Having learned of the conditions of the steamer's passengers, John Yount, the owner of Lohman's landing, attempted to prevent the disembarkation of infected passengers but he was unsuccessful.¹⁹ Some of the passengers were destined for California while most of the travelers were Mormons destined for Iowa. The poor and overcrowded living conditions on board the steamer coupled with inadequate management by the ship's owner, James Murphy, encouraged the spread of the disease throughout the ship prior to its arrival in Jefferson City.²⁰ The passengers dispersed in Jefferson City in an attempt to find medical aid. Since no hospital existed in Jefferson City at that time, arrangements were made to use the Episcopal and Presbyterian Churches as temporary hospitals, and thereafter, ten private homes to cope with the number of invalids. Despite the efforts of residents, the disease spread over the whole county resulting in the deaths of over sixty-four people.

The docking of steamboats at Lohman's Landing in the latter half of the nineteenth century contributed to the development of flour mills, tanneries, and distilleries in the town. Three or four steamboats per week used to stop at Jefferson City on both legs of their journey in the 1870s.²¹ Also important to the initial growth of the settlement was the completion of the Missouri Pacific railroad line from St. Louis to Jefferson City in 1855.²²

The Missouri State Penitentiary

The role of the Missouri State Penitentiary in the historic development of Jefferson City and, in particular, the Historic East Survey Area is important in terms of its contribution to the built environment, as a source of prison labor and area employment, and as contributing to industrial development. The Missouri General Assembly passed a bill on January 11, 1833 authorizing the construction of the Missouri State Penitentiary at Jefferson City.²³ It was the first prison west of the Mississippi River, and initially consisted of a quarter-acre area enclosed by a wooden stockade. The institution was designed by English-born architect John Haviland who a few years earlier had drawn up the plans for a castle-like structure known as the Eastern State Penitentiary in Philadelphia, Pennsylvania.²⁴ Haviland's original plans for the penitentiary allowed prison officials to isolate inmates totally from one another by employing the use of one-man cells. The philosophy begun at the Eastern State facility and continuing at the Missouri State Penitentiary was to keep prisoners in solitary confinement to reflect on their lives, so by the time they were released "the prisoner [could] go forth into a new and industrious life."²⁵ The first prisoner, Wilson Eidson, was admitted on March 8, 1836.²⁶ He was twenty-two years of age and a native of Tennessee who was sentenced from Greene County, Missouri to serve two years and forty-five days for grand larceny. At the time of his admission, the acreage of the penitentiary had grown to four acres. By November 1836, fourteen prisoners had been admitted and by the autumn of 1837, the penitentiary had reached its capacity with forty prisoners.²⁷ In order to cope with the increasing number of inmates, two prisoners were assigned to each cell.

Upon the establishment of the penitentiary, a warden was appointed by the General Assembly and given full authority. A three-man board of prison inspectors was also established to report to the Governor. In an attempt to achieve self-sufficiency, the office of the warden was abolished and a lease system adopted in 1839. In effect, management of the penitentiary was turned over to a lessee who worked, fed, clothed, and guarded the inmates. The first lessees were William S. Burch and John C. Gordon who paid the state \$30,000 in return for the use of prison facilities and labor for profit.²⁸ The population of the penitentiary continued to grow to forty-four prisoners in 1839 and seventy-seven in 1840. With the increase in the number of inmates, forty additional cells were authorized in addition to a center building (principally for workshops) and guard houses.²⁹

The first leasing venture was not a success. The practice of taking prisoners outside the prison walls to do contract work resulted in a number of escapes. The first large-scale break occurred on June 14, 1841 when eight inmates escaped after killing a prison guard.³⁰ Escapes occurred almost weekly for the next year and the lease system came under much criticism. Burch and Gordon's lease was not renewed when it expired. Instead, Ezra Richmond and James Brown were granted the new lease on February 15, 1843.³¹ In 1843, 180 prisoners were divided among eighty cells and, in order to alleviate the problem of overcrowding, a new cell building, dining hall, and hospital quarters were erected, increasing the capacity of the penitentiary to 300 prisoners.³² Under the new lease system, none of the prisoners was allowed outside the penitentiary walls unless they were working on prison buildings. These conditions were soon relaxed allowing prisoners to leave the institution in order to obtain building materials several miles away. The problem of escaped convicts continued.³³ Yielding to public pressure,

allegations of abuse, mismanagement, and lack of profit, the lease system ceased in 1853 and the office of the warden was reestablished.

The lease system gave way to a contract system of prison labor with the warden retained as overseer. In 1862, a two-year contract employing between 100 and 300 prisoners was accepted.³⁴ By 1868, the convict population of the penitentiary had risen to 700 prisoners. In 1870, the governor was authorized to order the warden to furnish over twenty-five inmates to aid in the construction of Lincoln Institute (Lincoln University). The lease system was attempted, for its final time, between 1873 and 1875.³⁵ The 1873 lease was originally granted for ten years, however, following the prison riots of 1873-1874 over poor living conditions, the lease was terminated in 1875 and the system reverted to a contract-labor one.³⁶ Under the contract system, the state constructed the factories and negotiated with the manufacturers who signed multi-year contracts.

The population of the penitentiary gradually rose from 406 in 1860, 734 in 1870, 1,686 in 1891, to 2,200 by 1895.³⁷ By 1902, the penitentiary housed 2,052 prisoners within its fifteen acres. Between 1876 and 1884, the state constructed seven new factories allowing the institution to reach its management goal: self-sufficiency. Convict labor played an important role in the institution reaching this goal. The inmates operated under several different systems over the years including the public account system where the prison bought the raw materials and manufactured them into articles of which it then disposed; the contract system under which the state received a daily salary for the convict labor supplied under employer supervision; the piece price system which involved the furnishing of materials by the contractor with convict labor manufacturing the articles at the stated price under prison supervision; and the lease system under which prisoners were hired out as contractors for a given time at specific rates.³⁸

Between 1903 and 1904, the well-known Jefferson City architectural firm of Miller and Opel was contracted to design a state female prison and a state twine factory, costing \$100,000 and \$50,000 respectively, within the confines of the Missouri State Penitentiary.³⁹ In 1903, the prison complex consisted of five shoe factories with a collective output of 10,000 pairs of shoes daily, one of the largest saddletree factories in the world, and a workingmen's clothes factory, while a binding twine plant, with an annual output of three million pounds of high-grade binder twine, was added in 1905.⁴⁰

By the early twentieth century, the penitentiary had become the "industrial heart of Jefferson City."⁴¹ Contained within its walls was the Star Clothing Company owned by James Houchin and employing approximately 1,000 male and female convicts.⁴² Houchin also owned the People's Overall Company which sent wagons around to the homes of poorer residents in Jefferson City delivering and collecting work which these individuals conducted in their own homes.⁴³ The Economy Stay Company, which was run by Charles Pearce, employed physically handicapped inmates in the manufacture of shoe stays.⁴⁴ The No. 3 Harness Works produced 15,000 sets of harnesses per annum.⁴⁵ State-run businesses within the prison included a clothing factory, laundry, and carpenter shop.⁴⁶ By 1905, the Missouri State Penitentiary had become the largest single institution of its kind in the United States, enclosing fifteen acres within its walls.⁴⁷

Buildings associated with the penitentiary were also found outside the prison walls. One notable example was a branch of J. S. Sullivan's saddletree factory located on the southwest corner of E. Water (now State) and Lafayette Streets and shown on the 1892 Sanborn Map. By 1898, this building was converted into individual warehouses for sole leather, saddletrees and hides, paper box and shoe findings, box lumber, and leather. Sanborn Map evidence from 1923 suggests the continued ownership of the building by the Missouri State Penitentiary, but changing functions within. In 1923, the building housed prison broom, State Highway Department, prison garage, prison leather, and prison cement warehouses. The 1923 Sanborn Map also indicates a prison broom warehouse on the southwest corner of E. Water and Marshall Streets.

The population of the penitentiary continued to rise so that by 1936, 4,473 prisoners were serving time within its walls. The number decreased slightly in 1937 to 4,278 (4,202 males and 76 females).⁴⁸ With the decline in industry within the penitentiary, the farming opportunities presented within and around the prison were utilized on a large scale in the 1930s.⁴⁹ The Missouri State Penitentiary gained national attention following the fifteen-hour riot that took place there beginning at 6 p.m. on September 22, 1954. The riot resulted from dissatisfaction among inmates concerning food, living conditions, medical attention, and the impartiality of the parole board.⁵⁰ The riot in "the bloodiest 47 acres in America" left five prisoners dead, several guards and inmates injured, seven buildings in ashes, and three to five million dollars property damage.⁵¹

Mid to Late Nineteenth Century Development

The Civil War stunted the growth of Jefferson City. At the start of the war, Governor Claiborn Fox Jackson, accompanied by several state officials who supported the Confederacy, left Jefferson City with the state seal. They travelled to Arkansas where Jackson died and his lieutenant-governor, Thomas Reynolds, assumed the office of Governor of Missouri. They continued onto Marshall, Texas where Reynolds established the Confederate Capital of Missouri.⁵² During his absence, a provisional Governor of Missouri was elected, and fulfilled the office of governor from Jefferson City until the war ended.

By 1868, the town consisted of residences widely scattered across the undulating landscape, connected by streets with coarse, unpaved surfaces and dimly lit by coal oil lamps perched on top of poles.⁵³ Several boarding houses and hotels existed to accommodate the influx of legislators and visitors to the offices of the state government. Frank Miller, originally from Silver Spring, Maryland, worked as an architect in Jefferson City; he recalled that the limits of the city in terms of population in the late 1860s and early 1870s were the Missouri River to the north, Dunklin Street to the south, and the Catholic cemetery to the west; the eastern boundary was inaccurately defined.⁵⁴ No paved streets existed in Jefferson City until the 1880s and, up until that time, the sidewalks were constructed of boards, bricks, and flagstones.⁵⁵

A newspaper report from January 5, 1887 indicated that an electric light plant was under construction at that time.⁵⁶ It was owned by W. W. Wagner, J. C. Fisher, and C. H. Parker and cost \$18,000 to construct.⁵⁷ In November 1887, a merger took place between the Wagner-Fisher Electric Company and the Jefferson City Gas Company.⁵⁸ A proposal to construct

waterworks for Jefferson City was passed in 1888 and the project was underway the following year.⁵⁹ A visitor to Jefferson City in August 1889, remarked that the city consisted of two good streets and one good wagon road.⁶⁰ One of these streets ended at the penitentiary while the other street terminated at the cemetery. In 1892, an ordinance to have the gas street lights replaced by electric lights was ratified.⁶¹ The installation of electric lights in state buildings also took place that year.⁶² A bridge across the Missouri River was constructed in 1895 at a cost of \$225,000 and opened on February 17, 1896.⁶³ On March 12, 1896, an editorial in the State Republican newspaper claimed that Jefferson City had "twenty bridges crossing small streams, and about forty miles of macadamized roads and streets . . . a brewery and ice plant . . . [and was] lighted by forty arc lights that burn all night."⁶⁴ The 1897-1898 City Directory reported that Jefferson City was served by three railroad lines at that time: the Missouri Pacific; the Chicago and Alton and Missouri; and the Kansas and Texas. The directory also lists some of the contributions to the built environment, either completed or in progress, over the course of those two years including a \$200,000 bridge across the Missouri River, a \$60,000 court house, a flour mill, four new churches at a total cost of \$25,000, a new \$30,000 sewer system, a \$50,000 hotel, an opera house, a four-story bank building, a \$20,000 improvement to the street and sidewalk infrastructure in addition to several new business premises and residences.⁶⁵

Even though Jefferson City had acquired the distinction of Missouri's capital in 1821, that decision did not go uncontested with Sedalia mounting the most serious threat to the retention of Jefferson City's status as the state capital. The destruction of the capitol on two occasions fueled the debate and did little to quell the uncertainty surrounding Jefferson City's future. The controversy was resolved in 1911 following a state-wide bond issue voted on by the residents of Missouri which forever established Jefferson City as the state's capital. Following this decision and in the aftermath of the fire of 1911, construction began on the present capitol which cost \$4,500,000 and was dedicated in 1924.

Manufacturing

In 1909, Jefferson City, which had a population of over 10,000, led all Missouri cities in terms of manufacturing with \$5,446,000 worth of manufactures and employing 1,572 individuals.⁶⁶ Much of this manufacturing output can be attributed to the convict labor employed by the penitentiary and to the development of the boot and shoe industry. Like other Missouri River towns, Jefferson City offered low taxes and rentals, cheap labor, and competitive freight rates to shoe industries wishing to locate there.⁶⁷ Jefferson City was the second largest producer of footwear west of the Allegheny Mountains in the early twentieth century.⁶⁸ In 1900, five shoe factories were in operation within the walls of the penitentiary.⁶⁹ Producing the combined daily output of 7,000 pairs of shoes were 1,500 male inmates earning fifty cents per day and thirty women earning thirty cents per day.⁷⁰ By 1904, the number of shoe manufacturers within the prison had decreased to four: Bruns Manufacturing Company, Giesecke-D'Oench-Hays Shoe Company, L. S. Parker Shoe Company, and A. Priesmeyer Shoe Company.⁷¹ The A. Priesmeyer Shoe Company was in operation in Jefferson City since 1874 with John Tweedie, Sr., a native of Scotland, manager and one of the company organizers.⁷² The company enlarged its operation and incorporated the business in 1889.⁷³ In the 1910s, the company occupied a 45 by 178 foot, four-story building with a basement and employed 420 operators.⁷⁴

The plant, under the supervision of president and general manager Charles Tweedie, had the capacity of producing 2,000 pairs of shoes daily in the 1910s.⁷⁵ City directories also indicate that the Priesmeyer Shoe Company operated at 108-110 Jefferson Street in addition to its prison location.⁷⁶ In 1921, the company changed its name to the Tweedie Footwear Corporation with Charles Tweedie retaining the position of president and general manager.⁷⁷

Three shoe companies were identified in the 1908-1909 City Directory as still in operation: Giesecke-D'Oench-Hays Shoe Company at 1101 East Main Street (now E. Capitol Avenue), the Parker Boot and Shoe Manufacturing Company, and the Vaughan Monnig Shoe Company inside the Missouri State Penitentiary. Still prominent in the built environment of the Historic East Survey Area is the International Shoe Company (originally the Giesecke-D'Oench-Hays Shoe Company) building, which later had an address change to 1015 East Capitol Avenue outside the penitentiary walls. The Roberts, Johnson, and Rand branch of the International Shoe Company was established in Jefferson City in 1911 at 417 Bolivar Street--formerly the business premises of the Courtney Shoe Company.⁷⁸ The 1911-1912 City Directory lists the Friedman-Shelby Shoe Company at 1101 East Main Street which two years earlier was still the business premises of Giesecke-D'Oench-Hays Shoe Company.⁷⁹ By 1915, this building was listed in the City Directory as 1015 East Main Street and had become the Friedman-Shelby branch of the International Shoe Company.⁸⁰ With the manufacture of such a wide variety of footwear within the Historic East Survey Area, several retail outlets emerged; among them, the East End Shoe Store at 1001 East High Street (which is no longer extant).⁸¹

In addition to conducting business in the Historic East area, several individuals involved in the manufacture of footwear resided in the neighborhood. One of the more notable footwear manufacturers to reside in the Historic East was John Tweedie, Sr., who lived at 601 East High Street. Tweedie was born in Moffat, Dumfries Shire in Scotland on September 28, 1838.⁸² He learned his trade at an early age in his father's shop before his immigration to America in 1856.⁸³ He practiced his profession in New York and, with Cochran and Linden shoe manufacturers, in St. Louis before accepting a job as foreman with A. Priesmeyer and Company also of St. Louis in 1872. In 1874, he arrived in Jefferson City--with secretary and treasurer of the A. Priesmeyer Shoe Company, Henry F. Priesmeyer--to take charge of the Jefferson City branch of the company.⁸⁴ At least two of his ten children worked in their father's business with John, Jr. in charge of the trimming and heeling department and Charles J. as an assistant to his father before taking charge of the company and changing its name to the Tweedie Footwear Corporation in 1921.⁸⁵

Several International Shoe Company employees resided in Park Place Addition and this may represent an area of planned housing by the company or among several companies to induce skilled labor to remain in the area and to reduce the transience in the skilled work force in addition to providing some income for the company.⁸⁶ In such areas, attention was given to good design, sound construction, and to the provision of utilities. The planned nature of the 1000 and 1100 blocks between E. Capitol Avenue and E. High Street and this section's proximity to the International Shoe Company building tends to support the notion of company housing. This area's coverage in the 1908 Sanborn Map indicates that these properties were important enough to be insured even though several blocks to their south and southwest nearer

the central business district were not. The 1915 City Directory reveals that several residents along Pine Street, Olive Street, and Park Place Avenue were employed at the International Shoe Company while other residents worked for the Missouri Pacific Railroad and the Missouri State Penitentiary or companies therein.

Development of the Historic East Neighborhood

Sanborn Map coverage reinforces the notion that Jefferson City expanded from west to east. Sanborn Map evidence indicates that E. Water Street and E. Main Street within the Historic East neighborhood had their names changed to State Street and E. McCarty Street respectively. Occasionally, as density within blocks increased, addresses would change. Investigation of Sanborn Maps suggest that the main axis of commercial development within the Historic East neighborhood was along E. High Street. Often, the most intense commercial developments took place at the intersections of east-west and north-south streets thus appealing to a larger number of customers. Once a core of business was established, new businesses were opened next door to, or in the vicinity of, successful existing enterprises. The development of two commercial nodes demonstrates the increase in commercial activity along E. High Street in the Historic East neighborhood.

The larger node developed along the 600 block of E. High Street. The 1898 Sanborn Map shows a bakery at 631 E. High Street, grocery stores at 632 and 633 E. High Street, a meat store at 630 E. High Street, and a drug store at 700 E. High Street. By 1908, the commercial node included a bakery at 626 E. High street, and a dry goods store at 628 E. High Street, while the infilling of the space between these two businesses allowed for the establishment of a barber's shop. A drug store operated at 630 E. High Street (as it does today). By 1940, the commercial node had intensified along the 600 block of E. High Street including both intersections, with nine stores, two restaurants, one awning factory, and one upholstering business.

A smaller node was located along the 300 block of Ash Street, with a saloon at 301 Ash Street and a blacksmith's shop at 305 Ash Street identified on the 1898 Sanborn Map. By 1908, that commercial node had expanded to include a hotel (301 Ash Street), a saloon (303 Ash Street), and a blacksmith's shop (305 Ash Street). Commercial activity spread onto E. High Street with grocer's shops at 900-902, 908, and 913 E. High Street, while Fairview School occupied the northeast corner of Chestnut and East High Streets. Further expansion of commercial and other activity in this area is indicated by the 1923 Sanborn Map. Along E. High Street from Chestnut Street east to and south along Ash Street, five stores, two bakeries, one garage, one filling station, one hotel, one creamery, a school for the blind, and Fairview Public School can be identified. The 1940 the Sanborn Map identifies seven stores, two furniture stores, two restaurants, one garage, one filling station, one bakery, and a dairy located along the E. High and Ash Streets commercial node.

By 1940, Sanborn Map coverage extends far enough east to allow the identification of another commercial node containing eight stores, one filling station, and one tin shop within the Historic East neighborhood along the 400 and 500 blocks of Clark Avenue.

A street car line operated from 1911 to 1934 from the central business district to Ash along E. High Street, south to E. McCarty, east to Clark Avenue, and west to the central business district along E. McCarty. Prior to 1932, the north side of E. McCarty Street was zoned for commercial use since E. McCarty Street operated as U.S. Highway 50/63 until the opening of the Rex Whitton Expressway. The first zoning ordinance to be adopted by the city was on September 12, 1932. At that time, the International Shoe Company factory, the Missouri Pacific Railroad, areas adjacent to and northeast of the Central Business District, and along E. High Street from Adams Street to Lafayette Street (within the Historic East neighborhood) were zoned as light industrial. An area from Lafayette Street along E. High Street to its intersection with Ash Street and from E. High Street along Lafayette Street to its intersection with E. McCarty Street was zoned as commercial. Most of the remainder of the neighborhood was zoned for multi-family dwellings. These historic land use designations are still in evidence today in the built environment of the Historic East neighborhood.

Architectural Styles and Building Types

The architectural styles and building types of the neighborhood reflect the patterns of development of the neighborhood, the variety of residents, and the typical styles and types of the time periods represented in the neighborhood--c. 1865 - c. 1940, with one building dating to c. 1830. A full array of styles and types may be found in the neighborhood. However, overall, the majority of the buildings can be characterized as vernacular, that is, not being a historic architectural style. Many vernacular houses may be identified and grouped as house types or building types according to their forms and plan shapes. Over fifty-five percent of the buildings in the Historic East are vernacular. The forms identified in this survey area include folk forms and more common houses built by local tradesmen inspired by the popular media of plan books and catalogues. While organization of space, proportion, and scale provide indices for stylistic analysis, ornament is the most obvious index of style.⁸⁷

The most abundant house type in the recommended historic districts is the *Four Square*. This form emerged in the late nineteenth century and was most popular in the first three decades of the twentieth century. One of the reasons for its popularity at this time was the availability and abundance of mass produced stock materials and the adoption of utilitarian design which dominated newer towns of the Middle West.⁸⁸ Buildings of this form are two or two and one-half story structures with a nearly square perimeter plan containing three or four rooms on each floor; attic dormers are a common feature while central hallways are frequently absent.⁸⁹ Thirty-five examples of this form are evident in the recommended historic districts in addition to several other buildings with the Four Square form mixed with styles. Examples of this form are 405 E. Capitol Avenue (#14), 815 E. High Street (#112), 1104 E. McCarty Street (#283), 500 E. Miller Street (#323), and 409 Lafayette Street (#430).

The *Bungalow* house type became popular in the United States in the early decades of the twentieth century at a time when the costs of building materials and construction labor was rapidly increasing as were the costs of heating and domestic help.⁹⁰ "The ideal middle class dwelling underwent a major transformation [in the early twentieth century] from an exuberant, highly personalized display of irregular shapes, picturesque contrasts, and varieties of ornament, supposedly symbolizing the uniqueness of the family, to a restrained and simple dwelling" such as the Bungalow.⁹¹ Bungalow plans stressed simple, informal planning with an emphasis on utility and convenience.⁹² Bungalows exist throughout the recommended historic districts, in addition to 508 Jackson Street (#359) which is recommended for individual eligibility to the National Register as an excellent example of this form, constructed in 1916. Five good examples of this house form constructed c. 1935 occur in the 400 block of Locust Street within

the recommended East McCarty Street Historic District. They are 403 (#526), 405 (#527), 407 (#528), 409 (#529), 411 (#530), and 413 (#531) Locust Street.

Bungalows are the second most common building form in the recommended historic districts. These 1-1/2 story buildings, often built on high basements, exhibit such features as wide projecting eaves, exposed brackets, large front porches, prominent chimneys, many windows, and large simple side gable roofs which sweep out beyond the walls.⁹³ The use of natural materials in their construction was another attempt to emphasize the blending of indoor and outdoor spaces.⁹⁴ As a result, the *Craftsman* style or influence can be seen in some of these buildings. The Craftsman style originated in southern California and became the dominant style for smaller houses built throughout the country between 1905 and the early 1920s.⁹⁵ This style is usually characterized by low-pitched gable roofs, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, and full- or partial-width porches with tapered square columns supporting porch roofs.⁹⁶ Three examples of the Bungalow form employing the use of native rock in the recommended historic districts still survive at 1209 E. McCarty Street (#244), 716 E. McCarty Street (#267), and 416 Cherry Street (#453).

The influence of local craftsmen within the recommended historic districts was not confined to the Bungalow form. An example of the *Gabled Ell* house type with native rock construction is 800 E. McCarty Street (#271), while 310 Benton Street (#566) employs native rock construction in both the house and its single-car garage. Several notable examples of native rock masonry exist within the survey area but outside the recommended historic districts. They include three nearly identical buildings at 207 Dawson Street (#554), 209 Dawson Street (#555), and 1213 E. High Street (#129), all constructed c. 1925-1930. At 1201 E. High Street (#125), the use of native rock masonry is employed as a historic alteration on a brick building with Queen Anne influence.

Open Gable (sometimes referred to as *Gable Front*) houses became popular in the second quarter of the nineteenth century when Greek Revival design was in fashion.⁹⁷ Those Open Gable houses which were constructed in the nineteenth century often have the side hallway plan common in the Greek Revival design, while twentieth century buildings of this form have a centrally located door but no hallway.⁹⁸ The occurrence of the Open Gable house may reflect the simple adaptation of rotating a double-pile house to fit a narrow lot or a scaled down imitation of the similar looking but more spacious Southern Bungalow.⁹⁹ The major axis of the Open Gable house, with its usually three-bay facade, was perpendicular to the street. Fourteen examples of the Open Gable form exist within the recommended historic districts including 514 E. Capitol Avenue (#24), 307 Cherry Street (#463), 818 E. McCarty Street (#278), 406 Chestnut Street (#474), and 201 Pine Street (#515). Two examples of the Open Gable form with Bungalow influence exist within the recommended East End Historic District at 711 E. McCarty Street (#206) and 305 Cherry Street (#462). Open Gable houses with gambrel roofs emerged due to local builder preferences and client tastes inspired by pattern books or catalogues.¹⁰⁰ Two examples of the Open Gable house with gambrel roof within the survey area are 412-414 E. State Street (#2) and 901 E. Capitol Avenue (#34).

Gabled Ell houses were promoted in plan books of the middle and late nineteenth century and the house catalogs of the early twentieth century, in association with developments in balloon frame construction and improved stoves.¹⁰¹ Despite the fact that these buildings are not folk derived, their adoption may have been influenced by traditional folk forms found in this area. The Gabled Ell form has a multiple gable or, less frequently, a multiple hip roof.¹⁰² In other words, the main building block has a single ridge line. The floor plan of the Gabled Ell house comprises a single integrated whole so the removal of the wing from the Gabled Ell with its L or T-plan would result in the division and destruction of interior living spaces.¹⁰³

The distribution of the Gabled Ell form "appears to reflect the idiosyncracies of individual town growth in the late nineteenth century. Those towns that grew vigorously in the 1880s and 1890s as a result of an improved railroad network required substantial numbers of working class dwellings."¹⁰⁴ The 1897-1898 City Directory indicates that three railroad lines (Missouri Pacific, Chicago and Alton and Missouri, and Kansas and Texas) passed through Jefferson City in the late nineteenth century, while the dates of construction attributed to Gabled Ell houses in the survey area represent a period of development and expansion. Gabled Ell houses served the housing needs of both middle and lower class families, varying in size accordingly.¹⁰⁵

The adoption of the Gabled Ell form may also demonstrate individual builder preference. The Gabled Ell house was one of the most widely replicated plan types by builders within their communities.¹⁰⁶ Several contractors and builders resided or operated a business in the Historic East neighborhood in the early twentieth century. Among those listed in the 1921 City Directory were Ernst H. Braun (212 Lafayette Street), Henry K. Diggs (302 Chestnut Street), Ewing B. Kenney (702-1/2 E. McCarty Street), Charles Kramp (104-1/2 Lafayette Street), and John W. Suggett (520 E. Water Street, now State Street). Many of the buildings which emerged in the rapidly expanding settlement of Jefferson City at the turn of the century were not designed by architects on an individual basis. Instead, contractors and builders (such as those fore-mentioned) constructed houses based on the same plan replicated several times with only minor variations. An advertisement in the 1897-1898 City Directory would tend to support this argument; it read:

ERNST BRAUN, Architect, Contractor and Builder, Plans and Specifications furnished on application, and all work attended to promptly. Build your house now before property goes up higher. Fine Cabinet Work a Specialty. Call and see me. SHOP: REAR 217 MADISON. Jefferson City, Missouri.

Historic alterations and additions have been made to many buildings in the Historic East Survey Area and evidence from the 1931 City Directory indicated that at least one building contractor, J. A. Leuthen, who operated from his business premises at 903 E. McCarty Street, specialized in "Repairs and Alterations."

The occurrence of the *Pyramidal Cottage* form in two of the recommended historic districts also suggests the influence of individual builders on the built environment of Jefferson City. The Pyramidal Cottage is associated with areas where utilitarian builder designs overshadow traditional folk designs.¹⁰⁷ In general, many buildings of this form were built on speculation

for humble households at a time when stock materials first became widely available.¹⁰⁸ The form is characterized by a one or one and one-half story building with a pyramidal roof and a central chimney at or near the apex of the roof.¹⁰⁹ The floor plan of the main building block usually consists of four rooms of unequal size.¹¹⁰ The Pyramidal Cottage also has a regional association with the South. Examples of this house form occur at 814 rear E. Capitol Avenue (#68), 622 E. McCarty Street, and 412 Cherry Street (#451), while a variation of this form can be found at 207 Olive Street (#540).

The frequency of the *Side Hall Plan* house type suggests the presence of middle class residents in the survey area.¹¹¹ This form was well suited to narrow city lots which emerged in parts of Jefferson City and continued to be built in urban settings as row houses until the end of the Victorian Era despite its decrease in frequency in rural areas after the mid-nineteenth century.¹¹² Their occurrence suggests the extension of the Pennsylvania culture region.¹¹³ This two, or two and one-half, story house form with a gable roof is two rooms deep, but is only of sufficient width for one room and a side hallway containing a staircase.¹¹⁴ Examples of this form within the recommended historic districts include 610 State Street (#10), 419 E. Capitol Avenue (#19), 307 Lafayette Street (#423), and 312 Cherry Street (#445) in addition to seven examples along the south side of the 500 block of E. Capitol Avenue. Prior to the Civil War, these buildings displayed Greek Revival stylistic features whereas, after the Civil War, affluent middle class dwellings of this form often carried Italianate ornamentation.¹¹⁵ One example of an Italianate influenced Side Hall Plan house is 518A E. High Street (#136), constructed c. 1870. Seven other examples of this Side Hall Plan form with Italianate style/influence exist in the proposed East End Historic District. They are 407 (#15), 417 (#18), 504-506 (#45), 522 (#50), 606 (#54), and 712 (#61) E. Capitol Avenue and 726 E. High Street (#157).

Only two examples of the *Shotgun* form--one at 1107 E. McCarty Street (#288) and the other with Spanish Eclectic styling at 317 Lafayette Street (#427)--occur within the recommended National Register historic districts. Their absence is remarkable since this form is well-suited to working class neighborhoods where residential lots of modest width prevail and has a close association with African-American communities.¹¹⁶ Clearly, portions of the survey area had a historic working class character in addition to a considerable African-American community. The absence of the Shotgun form may be due to the lack of adoption by local individuals, builders, or contractors since this form is most common along the waterways of the lower Mississippi River valley, southeastern Texas, and along the Gulf of Mexico coast.¹¹⁷ Investigation of Sanborn Maps tends to verify the absence of Shotgun dwellings in the survey area historically.

The early *German Vernacular* house form of which several examples are extant in the recommended East End Historic District is defined as one-story, single-pile, brick houses with a five-bay facade and side gable roof. Due to their age (c. 1860-1880) and simple form, these buildings have been susceptible to alteration, for example, the addition of an entrance stoop with cover or stucco wall treatment. These buildings are indicative of the German influence on the built environment with many German immigrants in Jefferson City entering the building trade as carpenters, builders, or contractors. In towns such as Jefferson City the use of brick for the

purposes of construction was more affordable and traditionally preferred by Germans over wood or stone as a construction material.¹¹⁸ The manufacture of brick had begun in Jefferson City prior to 1826.¹¹⁹ Examples of this house form include 320 Cherry Street (#448), 406 Cherry Street (#450), as well as several altered examples on the south side of the 700 block of E. High Street.

At 1101 E. Capitol Avenue stands an example of the *Industrial* building type. This building housed various shoe manufacturing companies including Giesecke Shoe Manufacturing Company, Giesecke-D'Oench-Hays Shoe Company, Friedman-Shelby Shoe Company, and International Shoe Company. This building is characteristic of the form promoted by such architects as Albert Kahn (1869-1942) in the late nineteenth and early twentieth centuries. These architects analyzed the problem of modern factory design and distinguished between the architecture of utility and the architecture of ceremony.¹²⁰ Care and emphasis in designing these buildings were given to expansive window openings which made use of natural lighting and ventilation.¹²¹ The use of natural lighting and ventilation is emphasized by the number of windows on the front and side elevations. Another characteristic of this Industrial building type is the location of administrative offices toward the front of the building.

While the built environment of the Historic East neighborhood was largely influenced by local contractors and builders, the contribution of architects deserves attention. In the case of the Historic East, Charles Opel was responsible for designing several buildings including Ivy Terrace which was the home of Governor Lawrence V. Stephens (#44), 601 E. High Street which was the home of shoe manufacturer John Tweedie, Sr. (#96), and part of the Missouri State Penitentiary complex.¹²² Charles Opel was born in Jefferson City on June 23, 1857 and was the son of Adam and Charlotte Opel.¹²³ Adam Opel, born in Bavaria, Germany on July 31, 1821, was a successful contractor and builder in Jefferson City having arrived there in 1852.¹²⁴ Charles Opel began his professional career as a cabinet maker and assisted his father before entering into partnership with him in 1882.¹²⁵ Many of Opel's architectural contributions to Jefferson City were commissioned by the city's elite or institutional organizations including Governor L. V. Stephens, Postmaster George F. Robinson, grocery merchant M. R. Sinks, attorney Joseph R. Edwards, Captain W. H. Bradbury, shoe manufacturers John Tweedie, Sr. and H. F. Priesmeyer, Lincoln Institute (now Lincoln University), the State of Missouri (for an addition to the Missouri State Penitentiary), the First and Second Baptist Churches, and the Schultz store.¹²⁶ Opel operated his business under several partnerships which suggests the expansion of his business enterprise. The 1897-1898 City Directory contains a half page advertisement for "Chas. Opel & Co., Architects." The advertisement included a photograph of Ivy Terrace (#44) and read:

We have designed and constructed many of the best residences and public buildings in the city and surrounding towns. We solicit your patronage. Send to us for sketches--they will cost you nothing. We can plan or erect anything you want in the building line.

The address of his business at that time was 213 Madison Street. The 1904-1905 City Directory advertises the services of "[F.B.] Miller and [Charles] Opel, Architects, Jefferson City and

Columbia, MO" from their business at 201 E. High Street. The 1911-1912 City Directory lists the company of "Miller, Opel and Torbitt, Architects," with offices in Jefferson City, Kansas City and Springfield, Missouri. Indeed, Opel's contribution to the built environment goes beyond Jefferson City with buildings in Russellville and California, Missouri.¹²⁷ Like many professionals in the late nineteenth and early twentieth century, Opel made his "comfortable home . . . in the western suburbs of the city" rather than in the Historic East.¹²⁸

In terms of stylistic features, those associated with the *Queen Anne* style (1880-1910) or influence are most apparent. Thirty-four of the buildings within recommended National Register historic districts, the individually-eligible building at 518B E. High Street (#137), and several buildings with mixed styles and forms exhibit Queen Anne stylistic features. Characteristic features of this style include a steeply pitched, irregularly shaped roof, a dominating front-facing gable, an asymmetrical facade with partial or full-width porch extending along one or both side elevations, patterned shingles, and cutaway bay windows.¹²⁹ Two notable buildings in the recommended East End Historic District exhibiting the Queen Anne style have already been listed in the National Register: Ivy Terrace, 500 E. Capitol Avenue (#44) built in 1893 and listed on March 16, 1990 and the Warden's House, 700 E. Capitol Avenue (#60) constructed c. 1887-1888 and listed on October 24, 1991. Other notable examples of the Queen Anne style that fall within recommended historic districts are 601 E. High Street (#96) and 712 E. High Street (#152). A good example of a building with a mixed style and form is 1115 Park Place Avenue (#80). The building has a Gabled Ell form, however, its sawn shingles and bargeboard hint at a Queen Anne influence.

The *Italianate* style (1840-1885) or influence is found on many buildings in the recommended East End Historic District and the East McCarty Street Historic District, in addition to several buildings with mixed forms and styles; in particular, the Side Hall Plan house with Italianate styling discussed earlier. Characteristics of this style include a two or three story building, a low-pitched roof, widely overhanging eaves with decorative brackets beneath, tall narrow windows often with elaborated hood molds (inverted U-shape), and occasionally a square cupola or tower.¹³⁰ Examples of the Italianate style are 731 E. High Street (#110), 728 E. High Street (#158), 1102 E. McCarty Street (#282), and 1116 E. McCarty Street (#287) in addition to the Italianate Side Hall Plan forms discussed earlier.

Only two examples of the *French Second Empire* style exist in the survey area. The building at 413A-D E. Capitol Avenue (#17) in the recommended East End Historic District is a good example of this style. This building originally operated as a duplex but now contains eight apartments. The only other building with French Second Empire styling is the National Cemetery Caretaker's House (now the Missouri Heritage Trust building) at 1024 E. McCarty Street (#281).

Among the other less-abundant styles represented is *Italian/Spanish Revival* with an excellent example at 601 E. Capitol Avenue (#30). This apartment building (Bella Vista Apartments), constructed in 1928, is within the recommended East End Historic District. Only one building,

the Prince Edward Apartments at 208 Marshall Street (#373), exhibits the *Art Deco* influence. The style is seen especially in the excellent detailing on the building's entryway.

Forty-three buildings in the recommended historic districts were classified as having mixed styles and/or forms. Three of the buildings individually eligible to the National Register are classified as mixed: 505 State Street (#1) has Neo-Classical and Georgian Revival stylistic features, 503 E. High Street (#91) is from the Antebellum period and exhibits a Neo-Classical portico, while 518A E. High Street (#136) is an Italianate influenced Side Hall Plan house.

Eighty-nine of the buildings within recommended historic districts are classified as having no style or type. Many of these buildings still contribute to the sense of historic time and place characteristic of the recommended historic districts, however, they do not fit into any architectural style or definable vernacular building-type category. The buildings at 900-902 E. High Street (#164) and 1006 E. High Street (#167), recommended as individually eligible to the National Register, are classified as having no style or form. However, the future creation of property types as part of a Multiple Property Documentation submission may allow them to be classified under a commercial property type and a multi-family property type respectively. Indeed, several buildings in the recommended historic districts served a commercial or multi-residential function but they can not be easily classified as specific commercial building types or vernacular forms.

National Register of Historic Places

Background

The National Register of Historic Places is the official list of historic properties recognized by the federal government as worthy of preservation for their local, state, or national significance in American history, architecture, archaeology, engineering, and culture. Districts, sites, buildings, structures, and objects may be listed in the National Register, providing they possess integrity of location, design, setting, materials, workmanship, feeling, and association; and meet one or more of the following Criteria for listing:

- A. association with events that have made a significant contribution to the broad patterns of our history;
- B. association with the lives of persons significant in our past;
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. yield, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, churches, moved buildings, reconstructed historic buildings, commemorative properties, and properties that have achieved significance within the past fifty years are not considered eligible for the National Register. However, exceptions to these rules do exist, including when such resources are integral parts of districts that do meet the criteria.

The National Register of Historic Places is administered by the National Park Service, and was authorized by the National Historic Preservation Act of 1966, as amended. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources. Nominations to the National Register are made through the State Historic Preservation Office. In Missouri, this is the Historic Preservation Program of the Missouri Department of Natural Resources.

Listing in the National Register carries a degree of prestige which can raise a property owner's and community's awareness and pride. A major benefit of listing in the National Register is the Rehabilitation Investment Tax Credit, a federal credit of 20% for the substantial rehabilitation of income-producing properties which are listed either individually or as contributing to a historic district. Listing in the National Register also allows the federal Advisory Council on Historic Preservation and the Missouri Historic Preservation Program to comment on the effect of federal projects on historic properties. This process, however, does not guarantee negative impact of federal monies.

Misconceptions are common regarding the meaning of listing in the National Register. Listing *does not* prohibit the owner of the listed property from remodeling, repairing, altering, selling, or even demolishing the property with private funds. Listing *does not* require that private property be open to the public. In many ways, the National Register does not protect a historic resource. The National Register is distinctly different from a local register; local registers and ordinances are discussed later in this report.

Recommendations

One of the main goals of this survey project was to analyze the Historic East Survey Area for its potential to be listed in the National Register of Historic Places. The project was begun with the general realization that the area in its entirety would not be eligible to the National Register due to modern intrusions, demolitions, and changes to the integrity of some historic resources.

The approach to the recommendations for registration for the Historic East Survey Area was to recommend historic districts wherever possible, in order to include as many historic resources as feasible. The National Register defines **district** as:

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or by physical development.

Historic resources within the boundaries of a National Register historic district are classified as "contributing" or "non-contributing." Contributing is defined as:

A building, site, structure, or object adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria.

Non-contributing status may be defined as the following:

A building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is

significant because it was not present during the period of significance; **or** was altered, disturbed, has had an addition, or other changes which cause it to no longer possess historic integrity reflecting its character at that time or is incapable of yielding important information about the period, **or** does not independently meet the National Register criteria.

Contributing status within a National Register historic district carries the same status as being individually listed in the National Register. The approach of recommending historic districts is to recognize the developmental patterns of the Historic East, and to recognize the full array of historic buildings which add to the qualities and associations of the neighborhood.

Recommendations for individual listings to the National Register of Historic Places have been made for only buildings which do not clearly fall within the boundaries of a potential historic district. These recommendations for individual listings are also based upon the need for a Multiple Property Documentation form.

The Multiple Property Documentation form is the acceptable method for multiple property listings, providing the most efficient framework for registering a number of significant properties linked by a common property type or historic context. The Multiple Property form allows for the definition of historic contexts, property types, and registration requirements.

Jefferson City currently has nine individual listings and two historic district listings in the National Register. Additional properties could certainly be listed in the National Register without the development of a Multiple Property Documentation form. However, the Multiple Property form would be the most efficient method, particularly for the recommended nominations in the Historic East neighborhood. The four recommended historic districts and eight recommended individually eligible buildings relate historically and architecturally and a historic context developed in a Multiple Property form would facilitate the nomination of these. Further information on the National Register of Historic Places and the Multiple Property Documentation form may be found in National Register Bulletins 16A and 16B.

The four recommended historic districts are described in the following summaries with accompanying maps.

East End Historic District

Boundaries: See map.

Total contributing buildings:	245
Total non-contributing buildings:	41
Previously listed:	#44, Ivy Terrace #60, Missouri State Penitentiary Warden's House

Total main buildings: 215 contributing; 25 non-contributing
Total outbuildings: 30 contributing; 16 non-contributing

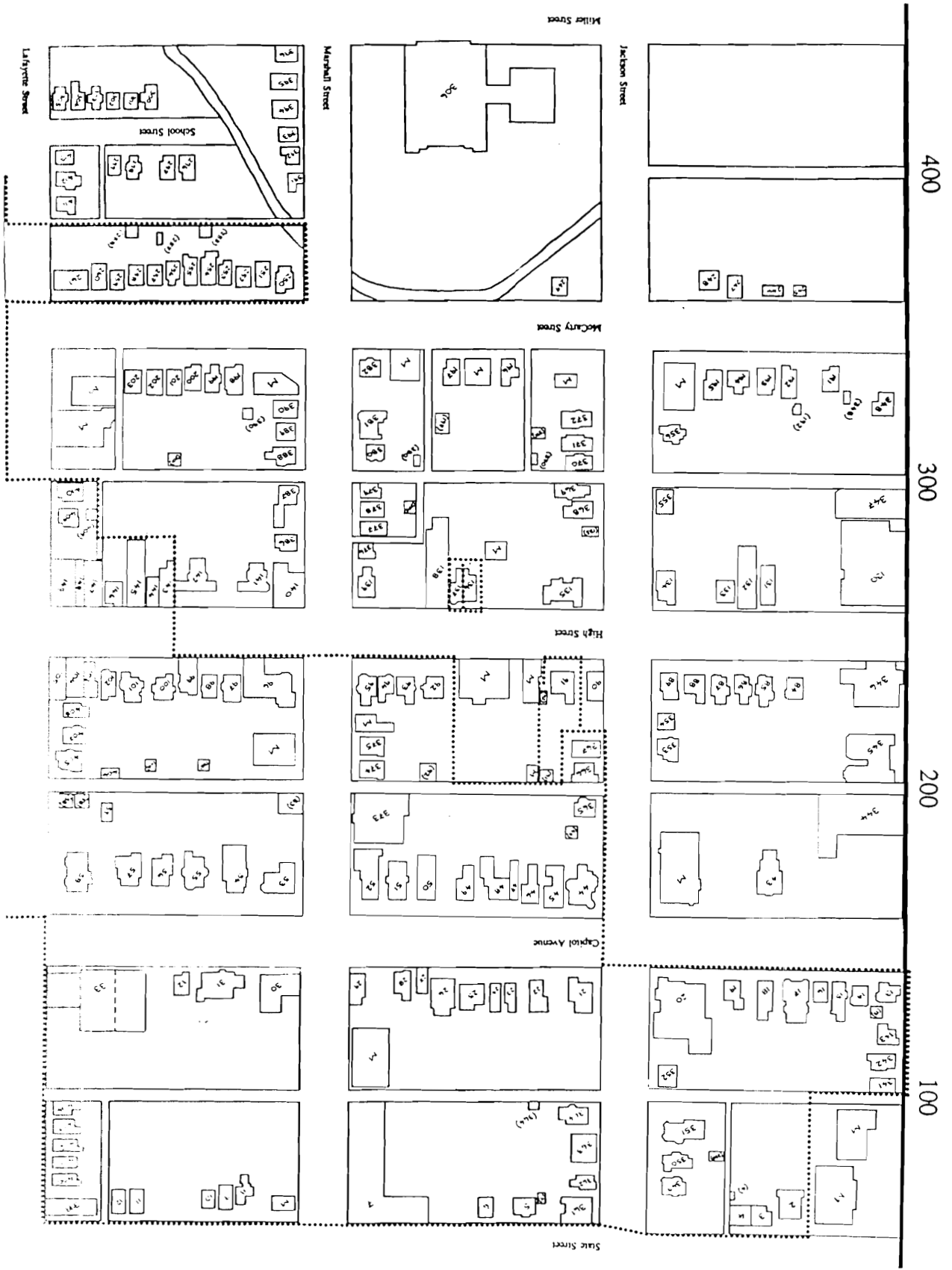
National Register Criteria: C for Architecture; A for Commerce

Overview

The largest of the four recommended historic districts, the East End Historic District exhibits the full array of architectural styles and building types representing the development of the East End of Jefferson City. The south side of the 500 block of E. Capitol Avenue contains nine houses, seven of which are excellent examples of the Side Hall Plan building type, several of which also exhibit Italianate features. This historic district also includes the Parsons House (#363), built c. 1830, with a first story of stone and a second story of log. The north-south streets between E. Capitol Avenue and E. High Street contain some excellent examples of late nineteenth century and turn of the century dwellings, including an excellent Queen Anne style house at 210 Lafayette Street (#405) with a rare extant carriage house (#406). Several handsome brick Four Square house types are along the 200 block of Cherry Street. Excellent examples of the Bungalows within this district are 616 E. Capitol Avenue (#56) and 618 E. Capitol Avenue (#57). Two of the neighborhood's largest and finest apartment buildings are located in this historic district--Bella Vista Apartments, Italian/Spanish Revival style, at 601 E. Capitol Avenue (#30) and the Prince Edward Apartments, Art Deco style, at 208 Marshall Street (#373).

This historic district also contains the most prominent commercial node of the Historic East along the eastern part of the 600 block of E. High Street, and the southeast corner of E. High and Lafayette Street. In addition to being architecturally representative of late nineteenth and early twentieth century commercial buildings, this section is an excellent example of a neighborhood commercial node providing convenient shopping for dry goods, meats and groceries, and medicines within the neighborhood.

The community's German heritage is well-represented by several German Vernacular houses in this historic district, including 320 Cherry Street (#448) and 406 Cherry Street (#450). The German Vernacular house type is further represented by a row of four once nearly identical houses at 716-722 E. High Street (#153-#156) which have been altered.





KEY

- SURVEY AREA
- RECOMMENDED HISTORIC DISTRICT

SCALE

0 100 200 FEET

East Miller Street Historic District

Boundaries: 500, 504, 506, and 508 E. Miller Street

Total contributing buildings: 5

Total non-contributing buildings: 0

Total main buildings: 4 contributing; 0 non-contributing

Total outbuildings: 1 contributing; 0 non-contributing

National Register Criterion: C for Architecture

Overview

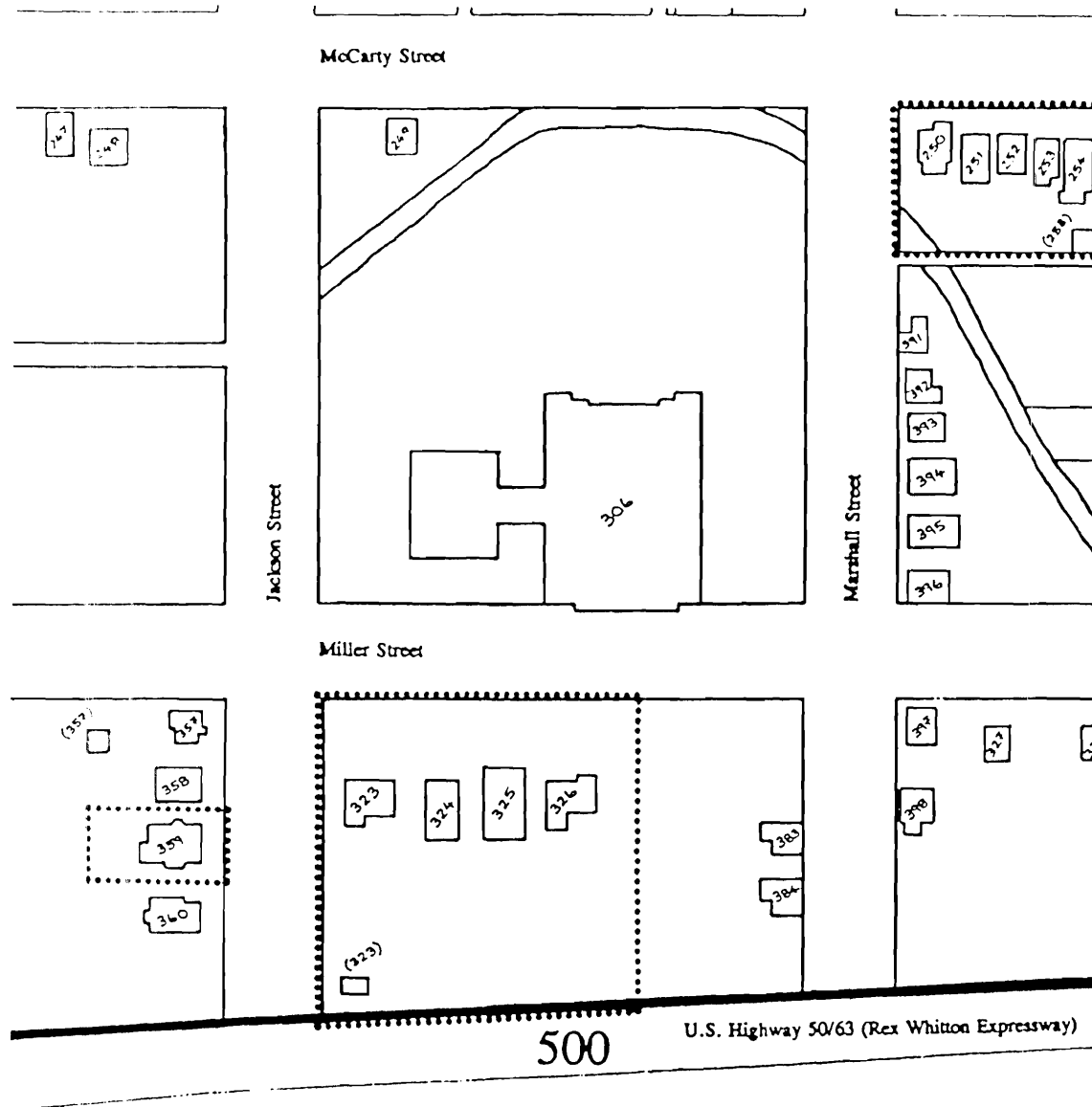
Set high upon a hill overlooking Simonsen Junior High School to the north, the East Miller Street Historic District is a small group of four excellent examples of early twentieth century architecture and building types, and one outstanding outbuilding.

Represented are the Four Square house type and the Colonial Revival and English Domestic architectural styles. An excellent example of the Four Square house type, 500 E. Miller (#323) features a square plan, hipped roof with broad eaves, and a full-facade porch--classic features of the Four Square house type. The entrance with transom and sidelights, the west elevation square bay, and the dark red brick with darker header brick are particularly handsome features of this house. Its outbuilding, the only one in this historic district, is among the finest in the Historic East. The outbuilding, a single car garage, features a hip roof and brickwork identical to the house, and a hip roof dormer and historic sliding doors.

Also representing the Four Square house type is 504 E. Miller (#324) which features a hip roof, full-facade porch, and hipped roof dormers. Other features on this Four Square include paired multi-light entry doors, French doors to the east, and multi-light windows. A good example of Colonial Revival influence, 506 E. Miller (#325) is one of the only houses in the Historic East neighborhood to feature a slate roof. The limestone house displays a full-facade porch with overhanging eaves and dentils, triple window sets on the second floor facade, and square oriels on the east and west elevations.

Representing the English Domestic influence is 508 E. Miller (#326). With walls of limestone (first floor) and wood shingle (second floor), this house is dominated by a gable roof entrance portico and multi-light window sets. The house is further enlivened by gable wall dormers and a small shed roof dormer.

East Miller Street Historic District Map



Park Place Addition/International Shoe Company Historic District

Boundaries: The International Shoe Factory to the north; the east side of Pine Street to the west; properties on Olive Street to the east; and the north side of E. High Street to the south, although none of the buildings faces E. High Street.

Total contributing buildings: 32
Total non-contributing buildings: 13

Total main buildings: 25 contributing; 8 non-contributing
Total outbuildings: 7 contributing; 5 non-contributing

National Register Criteria: C for Architecture; A for Industry

Overview

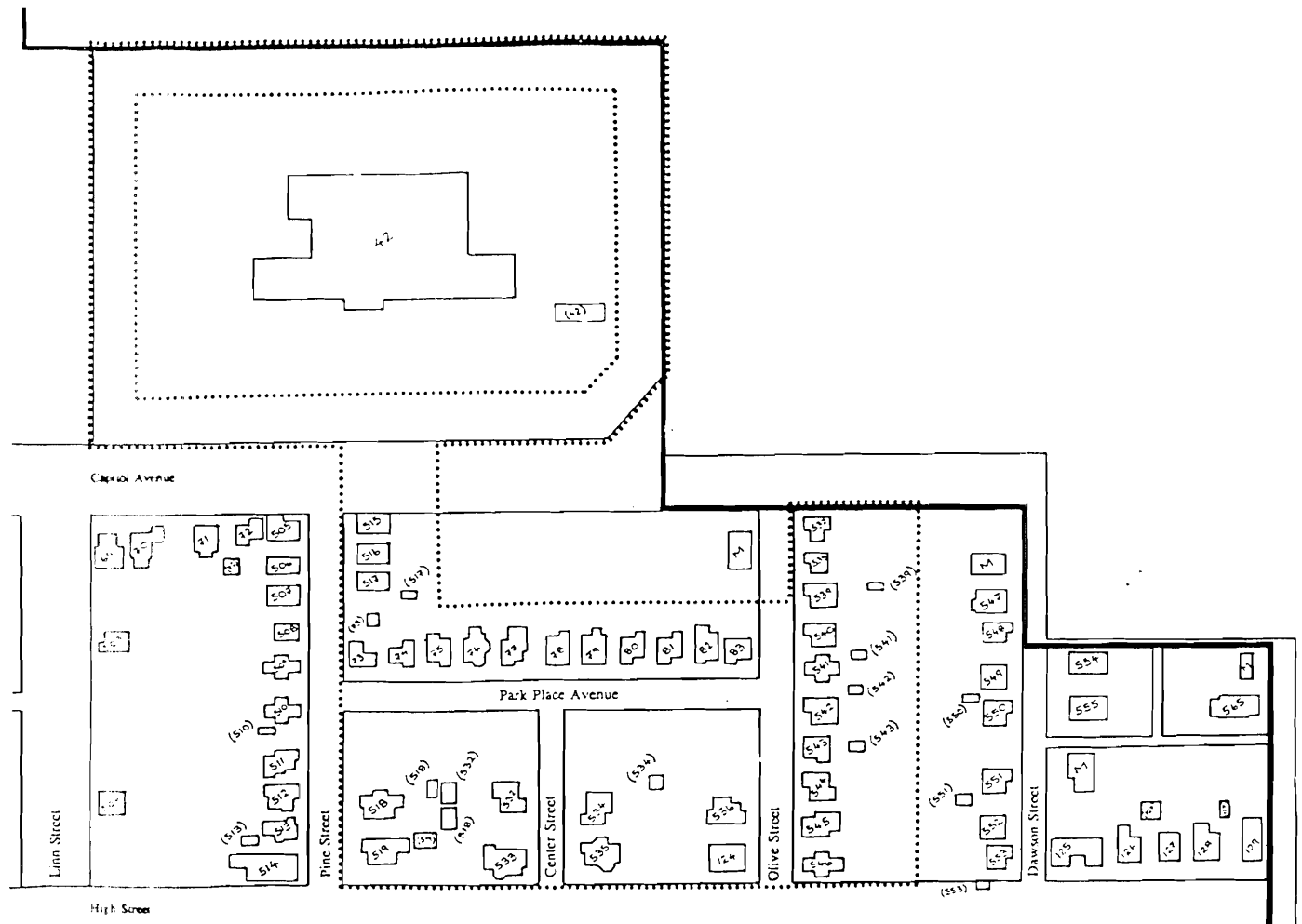
Seemingly set apart from other areas in the Historic East, the Park Place Addition/International Shoe Company Historic District encompasses a cohesive group of dwellings which provided convenient housing for area workers, many of whom were employed by the adjacent shoe factory and the Missouri State Penitentiary. The nearby Missouri Pacific Railroad also employed several residents. The Park Place Addition appears on the 1918 Sanborn Fire Insurance Map, before much of the surrounding area appeared on the maps. The south side of Park Place Avenue was never developed; evidently the intention was that this space remain as open space for the neighborhood, an element which suggests this Addition was a planned community of sorts.

Significant for both its architecture and for associations with industry in Jefferson City, the historic district is overwhelmingly vernacular in character including seven examples of the Gabled Ell house type at 1103 (#74), 1115 (#80), 1117 (#81) and 1121 (#83) Park Avenue, 201 Olive Street (#537), 203 Olive Street (#538), and 209 Olive Street (#541). Two examples of the Open Gable house type at 201 Pine Street (#515) and 205 Pine Street (#517), two examples of the Pyramidal Cottage house form at 1119 Park Avenue (#82) and 207 Olive Street (#540), and one example of the Four Square house type at 1115 E. High Street (#124) also exist within this district. The house at 1109 Park Avenue (#77) represents the Queen Anne influence while the buildings at 1105 Park Avenue (#75), 218 Center Street (#533), and 214 Olive Street (#536) have vernacular forms mixed with architectural stylistic elements.

The International Shoe Company building (#42) is an excellent example of a turn of the century industrial building type, and represents Jefferson City's significant shoe industry.

The shoe company building and the adjacent neighborhood combine as a significant example of a turn of the century working class neighborhood.

Park Place Addition/International Shoe Company Historic District Map



KEY
 — SURVEY AREA
 RECOMMENDED HISTORIC DISTRICT

SCALE

0 100 200 FEET



East McCarty Street Historic District

Boundaries: Properties facing the 1100 and 1200 blocks of E. McCarty Street; properties facing Locust Street on the east side of the street as the western boundary; the Immaculate Conception Church and historic school, and three properties on the west side of Benton Street to the east.

Total contributing buildings: 44

Total non-contributing buildings: 8

Total main buildings: 41 contributing; 3 non-contributing

Total outbuildings: 3 contributing; 5 non-contributing

National Register Criterion: C for Architecture

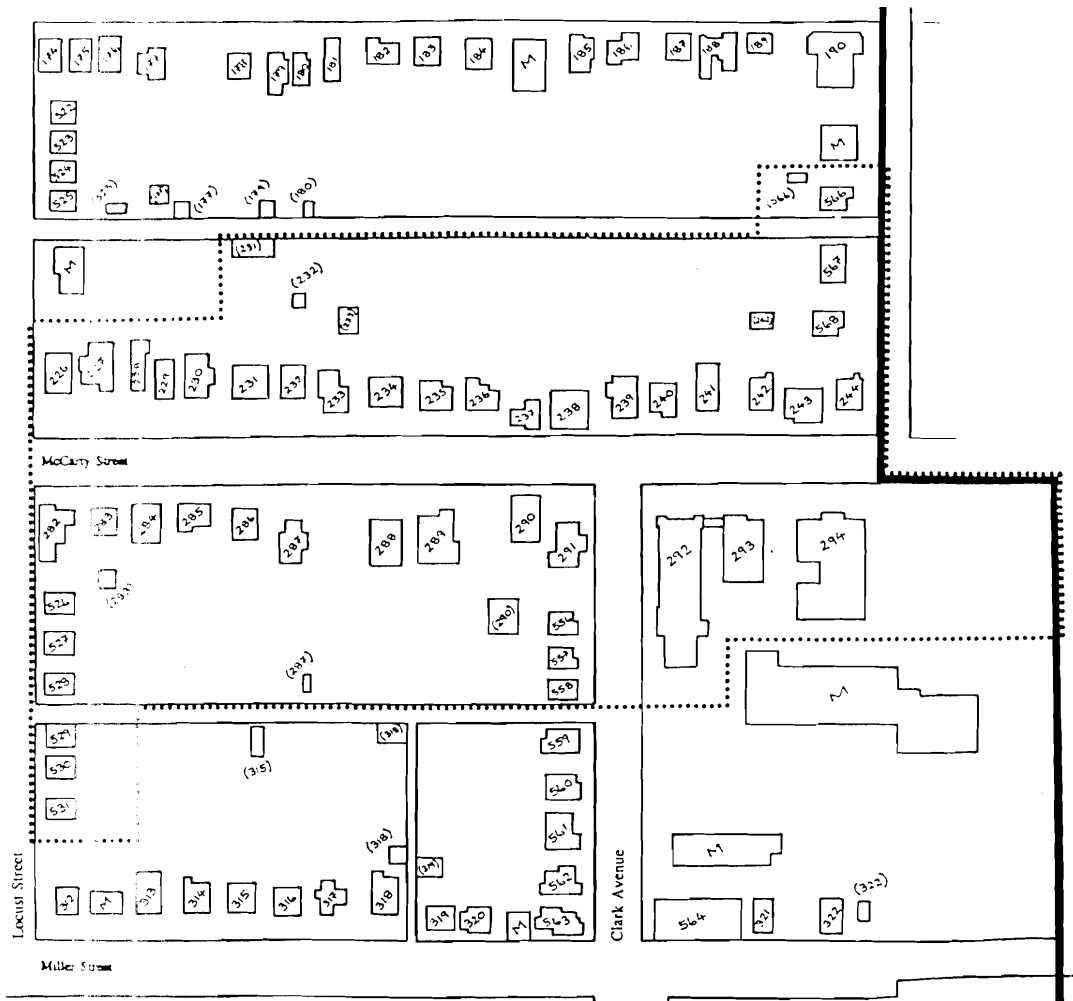
Overview

This historic district encompasses a corridor of sorts, focussing mostly on two blocks of E. McCarty, but also wrapping along several side streets to include related buildings. The buildings of this historic district range from excellent examples of vernacular building types, including a rarely seen example of the Shotgun house type in the Historic East at 1107 E. McCarty Street (#228), to excellent examples of the Italianate and Queen Anne styles. Additionally, this historic district features a row of six nearly identical Bungalows on the 400 block of Locust Street, facing the National Cemetery. These homes would appear to have been builder speculation housing, and while their plans are much the same, slight differences in brick coloring and patterning, and other small details show an attempt to give some individual character to this development.

Examples of the Italianate style or influence include 1102 E. McCarty Street (#282), 1116 E. McCarty Street (#287), and 1122 E. McCarty Street (#289). The Queen Anne style is represented by 1130 E. McCarty Street (#291). With the row of six Bungalows on Locust Street, the Bungalow house type dominates the houses classified as vernacular types. Examples in addition to those on Locust Street (#526 - #531) include 1209 E. McCarty Street (#244), 416 Clark Avenue (#556), 418 Clark Avenue (#557), and 420 Clark Avenue (#558). A particularly fine example is 310 Benton Street (#566), with native rock and glazed block wall treatment and a matching garage. An equally fine example of the Bungalow house type is 1209 E. McCarty Street (#244), also of native rock wall treatment. The Open Gable, Gabled Ell, and Four Square house types are represented by one example each in this historic district.

Serving as a visual anchor to this historic district is the Immaculate Conception Church at 1202 E. McCarty Street (#292), an excellent example of the Romanesque Revival and Italian Renaissance styles. Constructed in 1923, the Immaculate Conception Church is faced with wire-cut polychromatic brick, and features three story and four story bell towers, stained glass windows, limestone detailing, and an orange tile roof.

East McCarty Street Historic District Map



KEY
 — SURVEY AREA
 RECOMMENDED HISTORIC DISTRICT

SCALE

0 100 200 FEET



Buildings Recommended for Individual Listing

Reference #1, 505 State Street, c. 1910, Neo-Classical/Georgian Revival, National Register Criterion C: Architecture. The modern Dulle Towers and parking lots surrounding this building prevent its logical inclusion into the nearby historic district. However, the building itself is an excellent example of the Neo-Classical and Georgian Revival architectural styles, is finely detailed, and retains a good degree of integrity. The house features a symmetrical facade with a projecting gabled central pavilion, and brick quoining at the facade edges and on the pavilion. The front door is flanked by sidelights and has a fanlight with leaded beveled glass. The entrance porch features Tuscan columns, a frieze, and an overhanging cornice. Windows feature soldier course brick flat arches and keystones. A modillioned cornice tops the second floor.

Reference #42, 1101 E. Capitol Avenue, c. 1900, Industrial building type, National Register Criteria A--Industry and C--Architecture. Known by several different names including the Giesecke Shoe Manufacturing Company and the International Shoe Company, this building is an excellent example of a turn of the century industrial building type. While it is also being recommended as part of the Park Place Addition Historic District, it is being recommended for individual listing in the event that it is not included within that historic district. The massive brick building's clock tower and stair pavilion, numerous multi-light windows, and overhanging eaves with carved bracketed cornice on the wings and stair pavilion make this building architecturally handsome as well as exemplifying the architectural qualities which were being integrated into industrial buildings around the turn of the century and early twentieth century to make for more pleasant working conditions. The building's numerous windows typify the ideas of natural lighting and ventilation characteristic of the type. Historically, the building represents the significant shoe industry in Jefferson City, which during the early twentieth century was the second largest production city for footwear west of the Allegheny Mountains.

Reference #91, 503 E. High Street, Price-Bauer House, c. 1860, Antebellum with a Neo-Classical portico, National Register Criterion C: Architecture. Possibly built by Jefferson City businessman John N. Bauer, the Price-Bauer House is an excellent example of a mid-nineteenth century house with an early twentieth century "update" in the form of a colossal Neo-Classical portico. The two-story portico features four full-height wood Doric columns supporting a full plain entablature with modillions, and plain tympanum with raking cornice. This building is among the oldest in the Historic East neighborhood, and could not be included within the boundaries of a potential historic district due to modern construction to the east and south.

Reference #164, 900 E. High Street, Kaullen Mercantile Company, c. 1895 and c. 1910, National Register Criteria A--Commerce and C--Architecture. Historically, this building was home to the Kaullen Mercantile Company, listed as "prominent" among the leading business houses of Jefferson City after the turn of the century. After being established as a grocery store, it quickly expanded to a large dry goods and general merchandise store. The building is an excellent example of a turn of the century commercial enterprise. Architecturally, the building is an excellent example of a turn of the century vernacular commercial building with residential space. The building retains a high degree of integrity, including a rare two story gallery porch.

in its rear reentrant angle, featuring fluted iron columns and a wainscot-like upper floor closed railing.

Reference #136 and #137, 518A and 518B E. High Street, c. 1870 and c. 1880, National Register Criterion C: Architecture. These two individually eligible buildings combine as an excellent pair of mid/late nineteenth century houses representing an excellent example of Italianate influence on a Side Hall Plan vernacular house type, and an excellent example of the architectural influence of the Queen Anne style. With its side mansard roof, 518A is particularly notable. With its varied facade, including a two story semi-hexagonal bay, 518B makes an excellent companion. Both buildings retain a high degree of integrity, and serve as reminders of the earlier residential occupation of the block, now dominated by commercial buildings (both modern and altered historic buildings).

Reference #167, 1006 E. High Street, c. 1925, National Register Criterion C: Architecture. This building is a good example of an early twentieth century apartment building property type, and retains a high degree of integrity, including its original garage doors for its four-car basement garage accessed from the alley. Its tile "mansard" roof hints at a Spanish influence, but the building otherwise possesses typical architectural elements of the early twentieth century, including multi-light windows. The lack of cohesiveness in this fringe commercial/residential area prevents this building from being included within the boundaries of a potential historic district.

Reference #359, 508 Jackson Street, 1916, National Register Criterion C: Architecture. This building is an excellent, textbook example of a Craftsman Bungalow, combining the popular early twentieth century house type, with a companion architectural style. The limestone building features a low-pitched side gable roof, a full-width front porch with large stone pyramidal shaped corner piers, a shed roof dormer with broad overhanging eaves, and numerous windows with beveled multi-lights. The house retains a high degree of integrity. Although the house is across Jackson Street from the E. Miller Street Historic District, the boundaries for that historic district could not logically be extended to include this building.

Local Preservation Ordinances and Designation

While much of this project focusses on National Register recommendations, attention must also be given to a local ordinance and a local register. Jefferson City currently has neither, but the formation of the Commission on Historic Preservation provides the basis for these provisions. As mentioned earlier, the National Register of Historic Places provides little or no protection to the historic resources which are listed. Buildings on the National Register may still be demolished, altered beyond recognition, or suffer "demolition by neglect" by having no maintenance whatsoever.

A local ordinance is the only way to protect the character of a historic neighborhood. Preservation Ordinances **do not** apply to all areas of a city, but rather, apply to only formally designated local landmarks and historic districts. Local ordinances typically involve exterior design review for certain exterior work. Normally, the exterior work to be reviewed is **not** standard maintenance work such as painting or repairing. Design guidelines serve as the "rules" for the exterior design review, and are simply principles to follow in order to retain the historic character of a building.

Local ordinances do not require museum-quality properties. A property owner is not required to return a house to its pristine original appearance. A Preservation Ordinance simply requires that the work that is done should not adversely affect the historic character of the building. Preservation Ordinances also allow provisions for economic hardship. Local Preservation Ordinances **do not** raise taxes or assess fees.

A local ordinance and designation of local landmarks and historic districts would also allow Jefferson City to qualify for the Certified Local Government program. This status allows for eligibility for a designated grant program through the State Historic Preservation Office (Missouri Historic Preservation Program), as well as giving the city a voice in the National Register process. Certified Local Governments are allowed to formally review nominations of properties within their communities to the National Register before the nominations are submitted to the State Historic Preservation Officer, providing a formal local participation in the identification and national recognition of their historic resources.

While a Preservation Ordinance could benefit many historic resources in the city, the Historic East neighborhood illustrates several cases where a Preservation Ordinance could have prevented unfortunate demolitions or additions which have harmed the historic qualities of the neighborhood, and which begin to whittle away at its special character. The Tweedie House

(#96) is adversely affected by an obtrusive front garage addition. A large modern building at the southwest corner of E. Capitol Avenue and Jackson Street affects the overall character of the 400 block of E. Capitol Avenue. Two houses (#141 and #142) on the south side of the 600 block of E. High Street prevent the historic district from continuing farther west, due to modern brick office additions overwhelming the first floors of these once attractive turn of the century residences. These are but a few examples of the need for a Preservation Ordinance. Such an ordinance would have ensured consideration of the impact of changes before they happen.

The need for a local Preservation Ordinance is further emphasized by the fact that approximately half of the land in the Historic East is zoned for commercial use, reflecting the patterns of traffic and streetcar lines that once traversed the area. Most of this commercial zoning is C-2 general commercial, which permits numerous unharmonious uses in the Historic East, including used car lots, farm implement sales and service, and drive-in restaurants. At least a third of the neighborhood's residential buildings are non-conforming uses in commercial zoning districts, which limits the changes permitted. Design guidelines to be administered under a Preservation Ordinance should be helpful in encouraging sensitive and historically aware treatment of future changes.

Given that four historic districts and eight individual listings have been recommended for the National Register of Historic Places, local recognition and protection of these special historic resources would also be prudent. While National Register status for these districts and buildings would give recognition and potential financial advantages, the resources still have no protection without designation through a Preservation Ordinance. A block of houses within a historic district could be demolished. A huge addition could be made to the front of a building. A modern building could be constructed in the middle of a historic district without consideration given to its design. Any of these things could happen to buildings or historic districts listed in the National Register, but not protected locally by a Preservation Ordinance.

An additional benefit of a Preservation Ordinance is that a community may establish its own standards for listing landmarks and historic districts. This could allow for inclusion of buildings or areas which may not meet National Register standards, but which are important to the character of the neighborhood.

Much of the 1100 block of E. Miller contains good examples of early twentieth century architecture, which could be included with a local district extension of the recommended East McCarty Street Historic District. School Street is an excellent example of an area which probably does not retain enough integrity to be included in the National Register, but which retains a charming character which the city may want to protect through local designation. Two adjacent buildings at the southeast corner of Ash and E. High Streets are too separated from the section of Ash Street recommended to the National Register, however, the buildings have an interesting history within the neighborhood, which the city may want to recognize and protect with local designation. Furthermore, the building stock of this area (300 block of Ash Street) is deteriorating, and in great need of a boost and protection, before its character is seriously harmed.

The Potter's Church (#190) is a good example of Art Deco and Art Moderne architectural styles, but is probably not outstanding enough to be eligible for the National Register. Local designation, however, could help protect this interesting historic corner church. Another corner church (#334), at the southwest corner of E. Miller and Cherry Streets, may also be worthy of local designation. A couple of vernacular house types on E. Miller Street do not appear to be strong enough candidates for individual eligibility to the National Register, but retain a fairly good degree of integrity, and may also merit local designation (#331 and #332).

Some Preservation Ordinances establish "Neighborhood Preservation Districts," areas which can be designated around historic districts to serve in effect as a "buffer zone," to provide additional protection to the historic districts.

Conclusion

Many people may have recognized the Historic East neighborhood for its grand homes on E. Capitol Avenue, or perhaps for the Missouri State Penitentiary and not much else. This survey has brought out the full range of architectural and historic resources represented in the Historic East neighborhood, significant resources which illustrate the history and development of Jefferson City.

Survey is but one step in a program of historic preservation and planning for Jefferson City. The survey will serve as a data base, with 450 survey forms and photographs, accompanied by mapping. The survey project has also served to help educate residents and officials about historic properties and the importance of these properties to the community.

The key to this project is that it not remain in a file or on a shelf, but that it is used to activate a much needed program to register and protect the historic resources of Jefferson City. Furthermore, historic preservation should become an integral part of the city's planning program, with strong consideration given to significant historic resources.

The City of Jefferson currently has a Commission on Historic Preservation, but no historic preservation ordinance. An ordinance is the next step for the historic preservation program, to ensure that areas such as the Historic East are protected and enhanced, not decaying and destroyed. The Historic East lends a special character to Jefferson City, and this character should be maintained for generations to come.

Endnotes

1. National Park Service, Interagency Resources Division, Guidelines for Local Surveys: A Basis For Preservation Planning/National Register Bulletin 24, (Washington D.C.: Government Printing Office, 1985), p. 2.
2. Over 550 historic properties were identified during the consultants' field work. However, Inventory Survey Forms were finalized for only 450 of these properties as per the scope of the project. The 450 properties were selected based on whether they were in or near a recommended historic district, or if they were recommended for individual eligibility if the property was not within the boundaries of a recommended historic district.
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4. Myrene Houchin Hobbs, The Jefferson City Story, n.d., n.p.
5. Ibid.
6. History of Cole, p. 280.
7. Harland Bartholomew and Associates, Riverfront Development Plan and Historic Preservation Plan, Jefferson City, Missouri, June 1970, p.6.
8. History of Cole, p. 281.
9. Hobbs, n.p.
10. Ibid.
11. Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri: A Survey of a Vanishing Culture, (Columbia, Missouri: University of Missouri Press, 1977), p. 221.
12. Ibid.
13. History of Jefferson City, (Cole County Historical Society, 1973), n.p.
14. "The Civil War: Jefferson City, a city divided," News and Tribune, Sunday, July 14, 1985, p. 1-B.
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16. Historical Development of Jefferson City, Missouri, n.d., p. 1.
17. Hobbs, n.p.
18. Ibid.
19. History of Jefferson City, n.p.

20. Ibid.
21. Ford, p. 206.
22. Bartholomew, p. 7.
23. Gary R. Kremer and Thomas E. Gage, "The Prison Against the Town: Jefferson City and the Penitentiary in the 19th Century," Missouri Historical Review, Vol. LXXIV, No. 4, July 1980, p. 416.
24. Gary R. Kremer and Thomas E. Gage, "History of Missouri State Penitentiary," 46th Annual Conference, Missouri Corrections Association, Lodge of the Four Seasons, Lake Osark, Missouri: November 3-5, 1982, n.p.
25. "Philadelphia's Eastern State Penitentiary Renovation Gets Boost," Historic Preservation News, July/August 1992, p. 18.
26. The Jefftown Journal: Historical Edition, summer 1972, p. 4.
27. Kremer and Gage, 1982, n.p.
28. Kremer and Gage, 1980, p. 417.
29. The Jefftown Journal, p. 4.
30. Kremer and Gage, 1980, p. 417.
31. Ibid., p. 418.
32. The Jefftown Journal, p. 4.
33. Kremer and Gage, 1980, p. 419-420.
34. The Jefftown Journal, p. 5.
35. Kremer and Gage, 1980, p. 424.
36. The Jefftown Journal, p. 5.
37. Kremer and Gage, 1980, p. 428.
38. J. B. Johnson, Buried Alive: or Eighteen Years in the Missouri State Penitentiary (Kansas City, Missouri: Hudson-Kimberly Publishing Company, 1903), p. 11-12.
39. Missouri State Penitentiary: Illustrated, (Jefferson City: Hugh Stephens Printing Company, 1905), p. 26.
40. The Jefftown Journal, p. 11.
41. Laurie A. Stout, Somewhere in Time: A 160 Year History of Missouri Corrections, (Jefferson City: Missouri Department of Corrections, 1991), p. 39.

42. Ibid., p. 40.
43. Ibid.
44. Ibid.
45. Ibid.
46. Ibid.
47. The Jefftown Journal, p. 4.
Missouri State Penitentiary: Illustrated, p. 3.
48. The Jefftown Journal, p. 19.
49. Stout, p. 70.
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Appendix 1: Survey Handout



110 South Race Street
Post Office Box 1028
Urbana, IL 61801-9028

217/344-PLAN
217/344-7526

PRESERVATION PLANNING • URBAN AND REGIONAL PLANNING • URBAN DESIGN

JEFFERSON CITY'S CENTRAL EAST END SURVEY

What is the Central East End architectural/historic survey?

The survey will identify and evaluate properties dating to 1945 or before within the Central East End, to determine whether they may be of architectural and/or historic significance. A survey form, including at least one photograph, will be completed for each building. A map with building outlines will also be created. A survey report will summarize the project, and make recommendations for the area.

Where is Jefferson City's Central East End?

The area is roughly bounded by Adams Street on the west; the Missouri River on the north; U.S. Highway 50/63 on the south; and Benton Street on the east. The city has a map of the exact area to be surveyed.

What information is on the survey form?

The degree of information available will vary from building to building, but a basic architectural description will be prepared for each property. This information includes building materials, wall construction, plan shape, number of stories, date of construction, architectural style or design, and any alterations. Historical information will be included whenever possible.

Why do we need this survey?

The survey will add to the base of information on the city's historic buildings and neighborhoods. The information from the survey will assist the City, the Historic Preservation Commission, and others in considering the protection and improvement of the area when planning projects. Additionally, the survey will help increase public understanding of, and interest in, the area's history and properties.

How will the survey be conducted?

Jefferson City has hired The URBANA Group, urban planning consultants specializing in historic preservation, to conduct the survey. From August through November, several professionals from that company will walk through the area, taking notes and photographs. The consultants will also conduct library research and talk with local historians.

Will anyone be on my property? Will I have to let anyone into my house?

The consultants will remain on public property. You will not have to invite anyone into your home or office; access to private property is not required.

Will my taxes be affected by the information gathered on the survey form?

This architectural/historic survey is a completely separate process from property assessments. The information gathered will not affect your property taxes.

Appendix 2: Missouri Architectural/Historic Inventory Survey Form

MISSOURI OFFICE OF HISTORIC PRESERVATION

Architectural/Historic Inventory Survey Form

Jefferson City Historic East

Reference Number:	County: Cole 051 CO	City: Jefferson City
Address:	Roll/Frame:	
Current Name:	Historic Name:	
Category:	On National Register?:	Is it eligible?:
Part of established hist. district?:	District potential?:	
Date(s):	Style or Type:	
Architect or Engineer:	Contractor or Builder:	
Original Use:	Present Use:	
Ownership:	Open to public?:	
Owner's Name/Address:		

No. of stories:	Basement?:	Foundation material:
Wall construction:	Roof type and material:	
No. of bays:	Wall treatment:	
Plan shape:	Changes (Addition or Altered?):	
Exterior condition:	Endangered/by what?:	

Further description:

History and Significance:

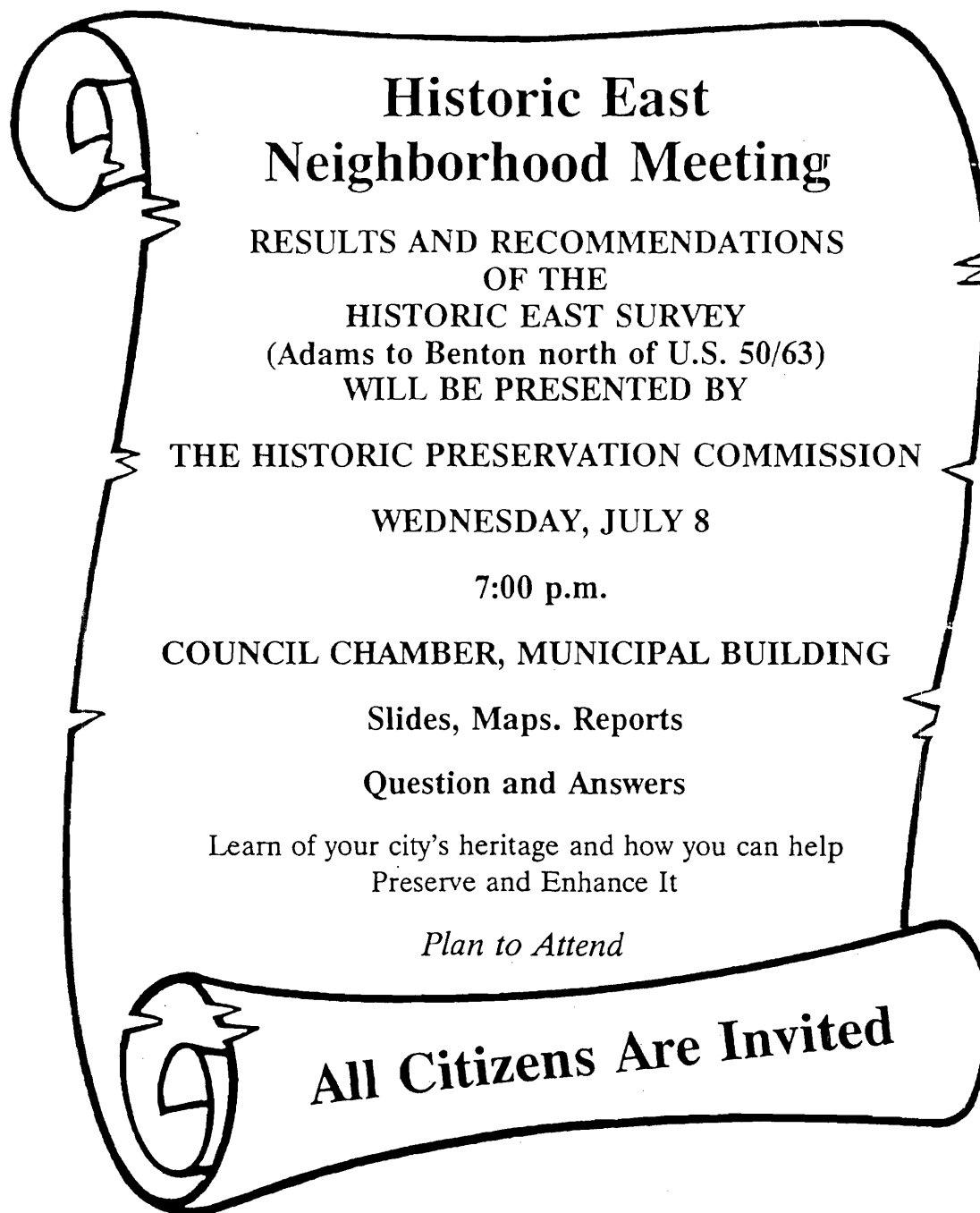
Description of Environment and Outbuildings:

Sources of Information:

Prepared by: The URBANA Group

Date:

Organization: Jefferson City Department of Planning and Code Enforcement
Jefferson City Commission on Historic Preservation



Appendix 4: Building Reference Number/Street Address Guide

Key

C = Contributing
NC = Non-Contributing
IE = Individually Eligible
NR = Listed in the National Register
A = Altered
M = Modern
NF = No Final Version Form
lot = Parking or Vacant Lot

STATE STREET (West to East)

1	505	IE
<hr/>		
2	412-414	1C
3	416A&B	1C
4	420	1C, 1NC
	422	lot
<hr/>		
5	504	1C, 1C
	508	lot
6	514	1C
	520	lot
7	530	1C
<hr/>		
	600	1NC (M)
8	606	1C
9	608	1C
10	610	1C
11	620	1C
12	622	1C

EAST CAPITOL AVENUE (West to East)

13	401	1C, 1C
14	405	1C
15	407	1C
16	409	1C
17	413A-D	1C

EAST CAPITOL AVENUE (continued)

18	417	1C
19	419	1C
20	429	1C
<hr/>		
21	501	1C
22	507	1C
23	511	1C
24	513	1C
25	515-517	1C
26	519	1C
27	523	1C
28	525	1NC
	527	lot
29	531	1C
<hr/>		
30	601	1C
31	611	1C
32	615	1C
33	623	1NC
<hr/>		
34	901	1, 1
35	903	1, 1
36	909	1
37	911	1
38	913	1
<hr/>		
39	1001	1
40	1003	1
41	1005	1
<hr/>		
42	1101	1C, 1C (IE)
<hr/>		
43	414-416	1 NF
	428	1M
<hr/>		
44	500	1C, 1NC (NR)
45	504-506	1C
46	512	1C
47	514	1C
48	516	1C
49	518-520	1C
50	522	1C
51	526	1C
52	528	1C
<hr/>		

EAST CAPITOL AVENUE (continued)

53	600	1C, 1NC
54	606	1C
55	612	1C
56	616	1C
57	618	1C
58	624	1C, 2C
59	622	1C

60	700	1C (NR)
61	712	1C, 1NC
62	718	1C
63	722	1C, 1C
64	728	1C

65	802	1NC
66	810	1C
67	812	1C
68	814 Rear	1C, 1C

69	1012-1014	1
70	1018	1
71	1022	1
72	1024	1, 1

	1116	1M
--	------	----

PARK AVENUE (West to East)

73	1101	1C, 1C
74	1103	1C
75	1105	1C
76	1107	1C
77	1109	1C
78	1111	1C
79	1113	1NC
80	1115	1C
81	1117	1NC
82	1119	1NC
83	1121	1C

EAST HIGH STREET (West to East)

84	415	1
85	417	1
86	419	1
87	421	1
88	423	1
89	425	1
<hr/>		
90	501	1
91	503	1E, 2C
	507	1M
	515	1M
92	521	1C, 1C
93	525	1C
94	527	1C
95	529	1NC
<hr/>		
96	601	1C
97	603	1C
98	609	1C, 1C
99	615	1C
100	617	1C, 1C
101	621	1C
102	623	1C
103	627	1C
104	629-631	1C
105	633	1C
<hr/>		
	701	1NC (M)
106	707	1C
107	709	1NC, 1NC
108	717	1C
109	719-721	1C
110	731	1C
<hr/>		
	801-803	1NC (M)
111	811	1NC
112	815	1C
113	817	1C
114	817 Rear	1C
115	821-823	1C
116	825	1C
117	827	1C
118	831	1
<hr/>		

EAST HIGH STREET (continued)

	901	1A
119	909	1
120	911	1 NF
121	913	1
122	915	1

123	1001-1003	1

124	1115	1NC

125	1201	1
126	1205	1 NF
127	1207	1, 1 NF
128	1211	1, 1 NF
129	1213	1

130	400	1 NF
131	416	1 NF
132	420	1 NF
133	422	1
134	426	1

135	504-506	1, 1
	514	1M
136	518A	IE
137	518B	IE
138	520	1 NF
139	530-532	1 NF

140	600	1 NF
141	606	1A
142	610-614	1A
143	616	1C
144	618	1C
145	620	1C
146	624	1C
147	626A&B	1C
148	626-1/2	1NC
149	628-630	1C

150	700	1C
	702	lot
151	704	1C
	708	1NC (M)
152	712	1C, 2C
153	716	1C

EAST HIGH STREET (continued)

154	718	1NC (A) NF
155	720	1C
156	722	1C
157	726	1C
158	728	1C

159	800-802	1C
160	804	1C
161	810	1C
162	812	1C, 1NC
	816	lot
163	830	1A NF

164	900-902	IE
165	904	1, 1 NF
166	912	1A

167	1006	IE
168	1010	1 NF
	1016	1M
	1018	1M
169	1020	1, 1
170	1022	1, 1
171	1024	1
172	1026	1
173	1028	1

174	1100	1
175	1102	1
176	1104	1
177	1108	1, 2 NF
178	1112	1 NF
179	1114	1, 1
180	1116	1, 1
181	1118	1 NF
182	1120	1 NF
183	1122	1 NF
184	1124	1 NF
	1128	1M
185	1130	1 NF

186	1200	1 NF
187	1202	1 NF
188	1204	1 NF

EAST HIGH STREET (continued)

189	1206	1 NF
190	1212	1

EAST McCARTY STREET (West to East)

	401	lot
191	409	1 NF
192	413	1, 1 NF
193	415	1 NF
194	421	1 NF
195	425	1 NF
	429-431	1M

	501	1M
196	511	1 NF
	515	1M
197	517	1, 1 NF
	525	1M

	601-603	1M
198	605	1
199	607	1
200	609-611	1
201	613A&B	1, 1
202	615-617	1
203	619	1
	621-623	1M

204	705-707	1C
205	709	1C, 1C
206	711	1C
207	717	1NC
208	719	1C

	801	1NC (M)
	803	1NC (M)
209	807	1C, 1C
210	809	1C
211	811	1C, 1C
212	813	1C
213	815	1C
214	817	1C
215	819	1NC

EAST McCARTY STREET (continued)

216	821	1NC
217	823-825	1C
<hr/>		
218	901	1C
219	903	1C
<hr/>		
220	1003	1
221	1007	1
222	1009	1
223	1011	1
	1015	1M
224	1021	1
225	1023	1
<hr/>		
226	1101-1103	1C
227	1105	1C
228	1107	1C
229	1109	1C
230	1111	1C
231	1113	1C, 1NC
232	1115	1C, 1NC
233	1117	1C, 1C
234	1119	1C
235	1121	1C
236	1123	1C
237	1125	1C
238	1127-1129	1C
239	1131	1C
<hr/>		
240	1201	1C
241	1203	1C
242	1205	1C, 1NC
243	1207	1C
244	1209	1C
<hr/>		
245	420	1 NF
246	426	1 NF
247	428	1 NF
248	430	1 NF
<hr/>		
249	502	1 NF
<hr/>		
250	600A&B	1C
251	602	1C
252	606	1C
253	608	1C, 1NC

EAST McCARTY STREET (continued)

254	610A&B	1C
255	612	1C
256	614	1C
257	616	1C, 1NC
258	618	1C, 1NC
259	620	1C
260	622	1C
261	624	1C

262	700	1C
263	702	1NC
264	708	1C, 1NC
265	710	1C
266	712	1C
267	716	1C
268	718A&B	1C
269	722	1C
270	724	1C

271	800	1C, 1C
272	802	1C, 1NC
273	804	1C
274	806A&B	1C, 1C
275	810	1C, 1C
276	814	1C
277	816	1C
278	818	1C, 1C
279	820	1NC, 1C
280	824	1C, 1C

281	1024	1, 1

282	1102	1C
283	1104	1C, 1NC
284	1106A&B	1C
285	1112A,B&C	1NC
286	1114	1C
287	1116	1C, 1C
288	1120	1NC
289	1122	1C
290	1126	1C, 1NC
291	1130	1C

292	1202	1C
293	1206	1NC

EAST McCARTY STREET (continued)

	1208	1M
294	1212	1C

SCHOOL STREET (West to East)

296	615	1
297	617	1
298	621	1
299	623	1

300	620	1
301	622	1
302	624A&B	1
303	626	1
304	628	1
305	630	1

EAST MILLER STREET (West to East)

306	501	1 NF
-----	-----	------

307	707	1 NF
308	711	1 NF
309	713	1 NF

	800	1M
--	-----	----

310	911	1 NF
	915	1M
311	919	1 NF

312	1101	1 NF
	1103	1M
313	1105	1 NF
314	1107	1 NF
315	1109	1, 1 NF
316	1111	1 NF
317	1113	1 NF
318	1115	1, 2 NF
319	1117	1, 1 NF
320	1119	1 NF
	1121	1M

EAST MILLER STREET (continued)

321	1205	1 NF
322	1207	1, 1 NF

323	500	1C, 1C
324	504	1C
325	506	1C
326	508	1C

327	608	1 NF
328	612	1 NF
329	620	1 NF
330	620R	1 NF

331	708	1
332	712	1
333	714	1 NF
334	728	1 NF

	820	3M

335	1102	1 NF
336	1104	1 NF
337	1106	1 NF
338	1108	1 NF
339	1110	1 NF
340	1112	1 NF

ADAMS STREET (North to South)

	101	1M
	107	1M
341	109	1NC
342	111	1C
343	113	1C

344	209	1
345	213	1 NF
346	217	1 NF

347	309	1
348	319	1, 1

JACKSON STREET (North to South)

349	100-102	1C
350	104	1C, 1C
351	108	1C
352	114	1C

353	212	1
354	214	1

	300	lot
355	306	1 NF
	310	lot
356	312	1 NF
	314-320	1M

357	500	1, 1
358	504A&B	1
359	508	IE
360	510	1

361	101	1C
362	103	1C
363	105	1C
364	109	1C, 1NC

365	209	1C
366	211	1C
367	213	1C

368	307	1 NF
369	309	1 NF
370	311A	1, 1 NF
371	311B	1, 1 NF
372	313	1 NF

MARSHALL STREET (North to South)

373	208	1C
374	210	1C
375	212	1C
	214	1NC (M)

376	302	1 NF
377	304	1 NF
378	306	1, 1 NF

MARSHALL STREET (continued)

379	308	1 NF
380	310	1, 1 NF
381	312-314	1 NF
382	320	1 NF

383	508	1 NF
384	506	1 NF

	211	1M

386	303	1 NF
387	307	1 NF
388	311	1 NF
389	315	1 NF
390	317	1, 1 NF

391	409	1 NF
392	411	1 NF
393	413	1 NF
394	415-417	1 NF
395	419	1 NF
396	421	1 NF

397	501	1 NF
398	503	1 NF

LAFAYETTE STREET (North to South)

399	100	1C
400	102	1C
401	104	1C
402	106	1C
403	108	1C
404	110A&B	1C

405	210	1C
406	210 Rear	1C
407	212	1C
408	214	1C

409	306	1C, 1C
410	308	1C
	312-314	1M

LAFAYETTE STREET (continued)

411	408	1
412	410	1
413	412	1

414	500	1
415	502	1
416	504	1
417	506	1
418	508	1

419	211	1C
420	215-217	1C

421	301	1NC
422	305	1C
423	307	1C
424	309	1C, 1C
425	311	1C
426	315	1C, 1C
427	317	1C
428	323	1C

429	407	1C
430	409	1C
431	411	1C
432	413	1
433	415	1
434	417	1
435	419	1
436	421	1

	501	1M

CHERRY STREET (North to South)

437	204	1C
438	206	1C, 1C
439	210	1C
440	212A&B	1C
441	214	1C

442	304	1C
443	306	1NC, 1NC
444	310	1C, 1NC

CHERRY STREET (continued)

445	312	1C
446	314	1C, 1C
447	316	1C, 1NC
448	320	1C

449	402	1C
450	406	1C
451	412	1C, 1NC
452	414	1C, 1C
453	416	1C
454	424	1C

455	201	1C
456	203	1C
457	205	1C
458	207	1C, 1C
459	209	1C
460	215	1C, 1C
461	217&217R	2C

462	305	1C
463	307	1C
464	311	1NC

	405	lot
465	423	1C

CHESTNUT STREET (North to South)

466	200	1
467	202	1
468	204	1
469	206	1
470	208	1
471	216	1
472	218	1, 1

473	322	1
-----	-----	---

474	406	1C
-----	-----	----

475	201	1
476	203	1

CHESTNUT STREET (continued)

477	205	1
478	207	1

479	319	1, 2
480	321	1
481	323	1, 1

ASH STREET (North to South)

482	200	1 NF
483	202	1 NF
484	204	1 NF

485	314	1C
486	316	1C
487	320-322	1C
488	324	1C
489	328	1C

	201	1M
490	203	1 NF
491	207	1 NF
492	211	1 NF
493	215	1 NF
494	217	1 NF
495	219	1 NF

496	301	1
497	303	1
498	305	1, 1
	311	1M
499	315	1C
500	319	1C, 1C
501	325	1C
502	327	1C

LINN STREET (North to South)

503	217	1 NF
504	223	1 NF

PINE STREET (North to South)

505	200	1
506	202	1
507	204	1
508	206	1
509	208	1
510	210	1, 1 NF
511	212	1
512	214	1
513	216	1, 1
514	218	1

515	201	1C
516	203	1C
517	205	1NC, 1NC
518	215	1C, 2C
519	217	1C, 1NC

LOCUST STREET (North to South)

520	306	1
	308	1M
	310	1M
521	316	1

522	307	1
523	309	1
524	311	1
525	313	1, 1
	315	1M

526	403	1C
527	405	1C
528	407	1C
529	409	1C
530	411	1C
531	413	1C

CENTER STREET (North to South)

532	214	1C, 1NC
533	218	1C

CENTER STREET (continued)

534	215	1C, 1C
535	217	1C

OLIVE STREET (North to South)

536	214	1C

537	201	1C
538	203	1NC
539	205	1C, 1C
540	207	1C
541	209	1C, 1C
542	211	1C, 1NC
543	213	1NC, 1NC
544	215	1C
545	217	1NC
546	219	1C

DAWSON STREET (North to South)

	202	1M
547	204	1
548	206	1
549	208	1
550	210	1, 1
551	214	1, 1
552	216	1
553	218	1, 1

554	207	1
555	209	1
	211	1M

CLARK AVENUE (North to South)

556	416	1C
557	418	1C
558	420	1C
559	422	1
560	424	1
561	426	1

CLARK AVENUE (continued)

562	428	1, 1
563	432A&B	1

	429	1M
564	435-437	1

BENTON STREET (North to South)

	208	1M
565	212	1 NF

	308	1M
566	310	1C, 1C
567	312	1C
568	316	1C