NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1. Name of Property

historic name: **Kemper Addition Historic District**

other name/site number: N/A

2. Location

street & number: Portions of Clay, Union, Kemper and Bon Ton Streets N/A not for publication

city or town: St. Joseph N/A vicinity

state Missouri code MO county Buchanan code 021 zip code 65401

3. State/Federal Agency Certification

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

Claire F. Blackwell 5 August 2002

Signature of certifying official Date

Claire F. Blackwell, Deputy SHPO, Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the National Register
___ See continuation sheet.
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain):_____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property: Private
Public-local

Category of Property: District

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

Contributing	Noncontributing	
74	24	buildings
1	0	sites
0	0	structures
0	0	objects
75	24	Total

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

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions:

DOMESTIC	Sub:	single dwelling
DOMESTIC		multiple dwelling
DOMESTIC		secondary structure

Current Functions:

DOMESTIC	Sub:	single swelling
DOMESTIC		multiple dwelling
DOMESTIC		secondary structure

7. Description

Architectural Classification:

Greek Revival	Colonial Revival
Italianate	Craftsman
Queen Anne	Tudor Revival
	Minimalist Traidtional

Other Description: N/A

Materials

foundation	BRICK
roof	ASPHALT
walls	BRICK
other	WOOD/weatherboard siding

Narrative Description
See continuation sheets.

8. Statement of Significance

Applicable National Register Criteria

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

Criteria Considerations

Property is:

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

Narrative Statement of Significance
See continuation sheets.

Areas of Significance

ARCHITECTURE

Period of Significance

ca. 1880 -*ca.* 1950

Significant Dates

N/A

Significant Persons

N/A

Cultural Affiliation

N/A

Architect/Builder

Heim, Rudolph F. (1874-ca. 1935)
Eckel, E. J. (1845-1934)
Mann, George R. (1856-1939)
Ellis, Harvey (1852-1904)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography
See continuation sheet.

Previous Documentation on File (NPS): N/A

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

Primary Location of Additional Data:

- X .State Historic Preservation Office
- ___. Other State agency
- ___. Federal agency
- ___ Local government
- ___ University
- ___ Other

Name of repository:

Missouri Department of Natural Resources

10. Geographical Data

Acreage of Property: Approximately 17.5 acres

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

UTM References:	Zone	Easting	Northing		Zone	Easting	Northing
1	15	342435	4403990	3	15	342920	4403970
2	15	342920	4403995	4	15	342420	4403780

___ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title: John Linn Hopkins & Marsha R. Oates

organization: Hopkins & Associates date: November, 2000

street & number: 974 Philadelphia Street telephone: (901) 278-5186

city or town: Memphis state: TN zip code: 38104

Property Owner

name: Multiple

street & number: telephone:

city or town: state: zip code:

NARRATIVE DESCRIPTION

SUMMARY

Located in the city of St. Joseph, Buchanan County, Missouri, the Kemper Addition Historic District is a significant, mixed residential area of 99 buildings and one site developed between ca. 1880 and 1940; of these, 56 are principal buildings which contribute to the significance of the proposed district, and there are 18 outbuildings which also contribute to its significance. Twelve principal buildings and 12 outbuildings do not contribute to the district's significance. The district is generally bounded by Union Street on the north, North 22nd Street on the east, Clay Street on the south, and Kemper Street on the west. The district's resources reflect two of the Associated Historic Contexts identified in the Multiple Properties Submission "Historic Resources of St. Joseph, Buchanan County, Missouri", namely: "Wholesale Distribution in St. Joseph, 1866-1914"; and, the amended context "Suburban Growth in St. Joseph, 1900-1950". Of the Property Types identified in these Associated Contexts, there are 5 examples of the "Residences of Wholesale Company Owners and Investors" property type; 24 examples of the "Victorian Style Single Family Residences" property type; 9 "Duplex Residential Structures"; 2 of the "Multiple Family Residential" type; 16 examples of "Vernacular Residential Structures"; and, 8 examples of "Popular Style Houses". Thirty outbuildings, which include garages, carriage houses and "back house" apartments, were developed in association with these buildings. There are four examples of property types that do not reflect the contexts developed in the Multiple Properties Submission; these include three examples of suburban Ranch houses developed after 1950.

The Kemper Addition Historic District is located atop one of the many hills that define the general topographic character of St. Joseph, formed by erosion of the clay loess river bluffs along the east side of the Missouri River. The district occupies three faces of one of these hills, sloping downward in elevation to the north, south and west from a high point near the intersection of North 22nd Street and Clay Street.

In general terms, St. Joseph is a city laid out in a series of grid patterned subdivisions during the majority of its historic period. The Kemper Addition Historic District breaks somewhat with the rigid conformity of the city's grid pattern, due in part to the sizable changes in topographic gradients that occur in areas immediately adjacent to the district edges. The development of the street grid required some cuts to be made into the slope of the natural terrain, resulting in lawn terraces of varying heights in the district that range from at grade to four or more feet in height. Where they exist, retaining walls are built of a variety of materials, including ashlar, brick, stuccoed brick, and stuccoed concrete block.

The closest major collector street to the district is 22nd Street on the district's eastern edge, although Frederick Avenue lies immediately adjacent to the district on the north and west. Clay Street is the principal axial street internal to the district, and the majority of properties in the district are oriented to face Clay Street.

The Kemper Addition district is composed of nine partial blocks, created by an irregular grid of streets. The boundaries of the district generally follow the lines of alleys at the rear of properties facing inward to the district. The alleys at the edge of the district are the places where most of the district's carriage houses and garages are located and accessed.

Street widths within the district range from 40 to 60 feet in width. The streets and alleys in the district were originally paved with brick laid in a running bond pattern, and notable expanses of the original brick paving remain exposed on North 20th Street in the block between Mulberry and Clay Streets. The rest of the existing surface of streets in the district is made up of asphalt paving, but there is strong physical evidence to suggest that much of the original brick paving remains in place under the asphalt covering throughout the rest of the district.

Other historic streetscape characteristics of the district include granite and limestone curbing at the street edge; a substantial amount of this original curbing remains in place today. Sidewalks of the district were developed both abutting the curb and set back from the curb behind a narrow grassy neutral strip. Sidewalks range in depth from six to eight feet, and were originally paved with brick. The district possesses some sections of original brick sidewalk paving, laid in predominately in a herringbone pattern; there are also areas of concrete sidewalks which replaced brick sidewalks during the historic period. The intersections of streets in the district were marked with lettered concrete pylons installed ca. 1920, and many, if not most of these pylons remain in place today.

Apart from the retaining walls and lawn terraces, cast or wrought iron fencing was sometimes used to separate the boundary between the public realm of the street and sidewalk and that of the private space of the front yard. Much of the original fencing has been lost over time, likely to scrap metal drives during World War Two, but some runs of original fencing, in whole or in part, remain in the district today. A notable historic wrought iron and brick post fence remains around the perimeter of 1923 Clay Street.

The landscape character of the district is notable for its plantings of mature trees along streets and in yards; there are a few areas of the district where the tree canopy spans the street. Varieties of street and yard trees include largely native species of red oak, cotton woods, red maples, sycamores, lindens and tulip poplars. Individual yards vary in terms of their landscape character, but many are planted with common historic trees, shrubs and ornamental plants, including hollies, crepe myrtles, lilacs, and roses, among others.

The pattern of individual lots within the district varies throughout the district, a condition caused by the combined effects of topographical change, and of re-subdivisions or combination over time of original lots. The lot pattern of developed properties in evidence today ranges from frontages as narrow as 24 feet to as wide as 160 feet; an average lot frontage appears to range from 45 to 50 feet. Lot depths also range greatly from a minimum of 50 feet to a maximum of 218'. An average lot depth in the district appears to be 140 feet. The setbacks of historic buildings in the district also varies widely in the front and side yard. Front yard setbacks from the sidewalk are as little as 5 feet and as much as 50 feet, though the average appears to be approximately 20 feet; side yard setbacks from the property line are as little as 5 feet and range to as much as 50 feet, with the average being approximately 20 feet.

The predominant historic land use pattern in the district is single-family residential, although there are duplexes and other multi-family residential uses. A notable condition of the district is that unlike many other neighborhoods in St. Joseph, it contains no non-residential uses.

The architectural character of the buildings within the district is defined by a variety of middle/late-nineteenth century and early/middle twentieth century architectural styles and traditional plan types. House plan types found in the district include the side hall townhouses, the duplex side hall townhouse, the center hall townhouse, the shotgun, the four-square house and many others. Predominant architectural styles applied to these buildings include the Italianate, the Queen Anne, the Colonial Revival, the Craftsman, the Tudor Revival, and the Minimalist Traditional styles, among others. A number of these properties are architect-designed, as is discussed in the Statement of Significance for this district.

The test of time has shown that the original Multiple Property Submission for residential resources in St. Joseph contains serious shortcomings for the identification, organization and evaluation of the city's residential resources. The definitions of property types and their registration requirements were seemingly developed with only isolated and best-preserved examples of property types in mind. A nearly exclusive premium is paid towards examples which represent the very highest of "high-style" expressions of a particular architectural style.

Within each property type in the submission, very strict and narrowly-defined registration requirements are set forward, with the most concern given to the evaluation of buildings for individual listing. Much less attention is paid to standards for the evaluation of integrity in districts; in some cases, standards for districts are not defined at all. The end result is that there is little distinction made between the standards set for individually-eligible resources and those for properties located in districts; and again, a premium is placed on the retention of elements of architectural style and detail for structures in districts.

Finally, the submission makes no provision for the evaluation of residences which have evolved over time within a historic period, whether by alteration or modification of their

original architectural style, or by the alteration or modification of their original plan type or property type as defined. The presence of evolved buildings is a common occurrence in potentially-eligible districts in St. Joseph.

Now that large-scale surveys of St. Joseph are in place to present the benefit of hindsight, it can be seen that there are different patterns within the population of historic residences of the city which cannot be adequately evaluated by the rigid, asymmetrical structure and narrow standards established by existing Multiple Properties Submission. These important patterns not recognized in the original submission include:

- *The vast majority of houses in St. Joseph were built employing a relatively few number of traditional house plans and their variants.*

Traditional plans are found throughout the city and were employed as the "building blocks" for houses at nearly every income level, including many architect-designed houses. In comparison, the number of "unique" house plans is relatively small and includes many of the city's largest and finest architect-designed houses, among others. The pattern established by the mass, scale and structural materials of these traditional house plans is basic to the definition and evaluation of St. Joseph's residential resources.

- *Many of the traditional house plans have key architectural elements applied to them which arrive, remain, change, disappear, and sometimes reappear over the span of the many decades when these houses were built.*

These elements can include changes in roof configuration and profile; the form of a porch or vestibule (or lack of a porch entirely), the appendage of polygonal or box bay windows, towers; and, the arrangement of fenestration and similar treatments. Some, but not all of these elements can be associated with a specific "window" of time, but not with one specific architectural style. The elements appended to the traditional house plan in the form of its roof, its porches and other key features, including fenestration, are secondary only to the plan itself in defining the overall character of a property.

- *The architectural styling applied to the varieties of traditional house forms is important in refining the definition of a property's sense of time and place, but the level of detail in evidence is not applied evenly in potential districts.*

Varying by conditions of individual taste, income, owner-occupancy, etc., the level of architectural detailing applied to traditional house forms varies greatly within each stylistic period. Many houses for middle-income and some upper-income occupants were built with very modest architectural detailing, and stand adjacent to highly-detailed neighboring properties built in the same period. Nearby, there may be examples of very small, working-income houses that

were built with a surprising amount of architectural detail applied to their facades, but others whose sense of style may only be expressed by a single element, such as its front door or its pattern of window fenestration. Based upon these observations, then, the lack of detail evident on a building today cannot be automatically assumed to represent the loss of detail over time, and therefore, a highly decorated building has no greater architectural integrity than a plain one, unless there is visible physical or documentary evidence to the contrary. The presence and survival of architectural detailing should be employed as a factor in the evaluation of a property's integrity, but it is a factor of tertiary value in defining the integrity of residences in a district.

- *The materials and textures applied to surfaces of residences are the most temporal elements of a residence, and by comparison with the factors of plan, appendages and detail, the least important defining element in the architectural integrity of residences.*

- *Areas which are potentially-eligible for nomination as historic districts were generally developed over protracted periods of time, during which, many earlier residences witnessed later modifications of their basic house plan, their major appended elements, their architectural style, and/or their materials.*

The evolved character of these residences is a natural process in historic neighborhoods which demonstrates their continuity as a place for living. Evolved buildings may also reflect larger local, regional or national trends of historical significance that should not be discounted on the basis of the scale of the change.

Therefore, until all of these findings are incorporated into an amendment to the original Multiple Property Submission for the residential resources of St. Joseph, a revised set of registration requirements will be employed in assessing the integrity of buildings contained within this district nomination.

There are to be found in this historic district residences which reflect three levels of historical and architectural integrity. The first group are residences which have been little altered from the time of their original construction within the historic period, and which solidly support the significance of the district. These buildings range the entire gamut from large, highly-detailed, architect-designed mansions of the wealthy, to very small, modestly-detailed worker cottages which may possess only meager elements of a particular architectural style. While these buildings do possess the highest degree of architectural integrity, their population within the district is relatively small. As a group, these buildings are valuable for employment as comparative models for evaluating the integrity of other properties within the district.

The second group of residences to be found in the district are buildings which have changed over

time, but whose alterations occurred within the historic period of ca. 1880 to ca. 1940. These structures are also of great importance to the historic character and significance of the district since they demonstrate the ebb and flow of life and culture during its period of significance. The manner by which these buildings evolve may include alterations of their property type, their original traditional plan, or their architectural style, the sum of which may result in changes in mass, scale, design, detail, texture, materials, setting and/or context of the original structure. The scale of evolution may range from something as simple as the replacement of turned porch posts on a Queen Anne house with battered box piers of the Craftsman style, to more radical changes which add a second floor to a one-story building, fill recumbent angles of ells, apply new materials to alter textures and materials of buildings, and/or remove significant features, such as porches, with or without their replacement.

Care must be taken when evaluating evolved structures to ensure to the degree possible that the alterations occurred during the historic period, as supported by physical and historical evidence. This additional concern is justified to ensure that important architectural, cultural, social and technological trends in evidence in the district are not discounted. Changes in mass, scale and design of a residence may simply reflect a change in architectural preferences from one generation to the next, or reflect a more subtle change in income-levels among successive owners of a property. Evident alterations in materials, details, and textures can represent changes in architectural trends. As examples, the preference for smoother surfaces and simpler lines which accompanied the rise of Modernism could be reflected in the application of asbestos siding or stucco veneer over earlier wood sided surfaces. Important social trends may be represented by the enclosure of first or second floor porches in reflection of the so-called "Open-Air Movement" of the 1920s and 1930s; technological trends may be reflected in alterations employing compositional materials for column capitals in deference to wood or stone; cast stone in deference to natural stone; concrete-asbestos shingles in deference to the fire danger posed by wood shingles; and, steel frame windows in deference to the higher-maintenance posed by wood-frame windows.

The third group of structures found in the district are buildings which have been altered after the close of the period of significance (ca. 1880 to ca. 1940), but which still retain enough of their historical and architectural character to contribute to the district's sense of time and place. A premium should be placed on the retention of the characteristics which define the building within its traditional house plan, such as the mass, scale, and roofline. The retention of original porch roofs, trim details, patterns of fenestration and other decorative architectural elements are important but of secondary importance. The lack of detail cannot be assumed to represent the loss of detail when evaluating a property's integrity. The loss of original materials and textures is of the least importance when evaluating the impact of alterations on residential buildings.

Buildings in the district which have seen alterations of these types still contribute to the significance of the district if they retain their original or evolved sense of mass, scale, and

roofline as can be determined by physical and documentary evidence. The expression of solid to voids should be maintained in the fenestration pattern including the original size of window openings. Major trim elements which delineate fields, levels or edges of exterior walls in the body of a residence should also be evident, such as box cornices and/or friezes, window trim, and door trim. The enclosure of porches may permit a building to retain its architectural character so long as the enclosure is made with expanses of glazing or multiple sashes that help to retain a sense of its use as a porch. A building may also retain its architectural character following the application of artificial siding materials like vinyl, aluminum and concrete-asbestos siding, unless there is compelling evidence of significant elements covered by these newer surfaces.

The balance of the residences found in the district are those which have lost their architectural and/or historical integrity and do not contribute to the district's significance. These are residences which were either originally constructed after the close of the district's historic period, or are earlier structures which have been so altered after the close of the historic period that the cumulative effect of these alterations compromises most or all sense of their historic architectural character. Changes in mass and scale are among the more obvious treatments which diminish architectural character, such as the construction of additions to the front facade, or the alteration of an original roofline from a flat roof to a gable roof. Wholesale changes in the fenestration of a property may result in the loss of integrity if windows are replaced with new sashes set in reduced or enlarged openings. Wholesale applications of artificial siding which change the general sense of the vertical lines of an exterior surface (such as board and batten or exterior plywood siding applied over weatherboard) or which dramatically alter the surface textures of original siding materials (such as brick, stone or stucco veneer added to frame houses, or stucco veneer, stone veneer or artificial stone veneer applied to brick houses) will also have compromised the integrity of a building's architectural character. Other alterations, such as the loss of a porch, the enclosure of a porch which provides for little or no fenestration, the enclosure or relocation of a principal entrance, and the loss of architectural details should be considered when assessing the cumulative impact of non-historic alterations.

The properties to be found in the district are described in the following inventory. Structures built or altered during the period of significance which retain their architectural integrity contribute to the district's historical character and are labeled (C). Structures built or significantly altered after the period of significance do not contribute to the district's character and are labeled (NC). Of the non-contributing structures, there are a number which have lost integrity due to alterations, but which may recover their contributing status through a carefully planned rehabilitation. For planning purposes alone, these structures have been given the additional notation of (NC*); however, they have been included as non-contributing structures within the count of resources within the district. Also included in the inventory is the provision for the urban streetscape characteristics of the district, which were derived from the various formal and informal contributions of public and private improvements over time. These are the significant elements which define the district's character of setting and place, and are taken as a whole for

recognition in the inventory as a single contributing site.

INVENTORY OF STRUCTURES

NAMED STREETS:

BON TON STREET

001 615 Bon Ton Street (C) Jacob Spencer House Two-story, three-bay, frame composite house with Queen Anne and Colonial Revival influence, built 1912. Complex hip and gable roof covered with asphalt shingles, with box cornice and closed gable end with a 9/1 double-hung sash. Facade features a polygonal bay window over porch and under the eaves, and a corner polygonal tower with a polygonal hip roof. Exterior walls covered with weatherboard siding. Windows are 9/1 double-hung sashes, some in groups of three. Full-width, two-story, L-plan porch supported by fluted Doric columns with a block spindle balustrade; porch encircles polygonal tower. Entrance contains a single-light door topped with a leaded bevel-light transom and flanked with 3/4 length single-light sidelights. Victorian Style, Single-Family Residences.

Garage, ca. 1930. One-story, two-bay, terra cotta block, flat roof, built-up asphalt roofing, board doors. (C)

002 619 Bon Ton Street (C) H. E. Hutchings House Two-story, three-bay, frame side hall townhouse with Queen Anne influence, built 1887. Hip and gable roof covered with asphalt shingles, with plain projecting eaves and 9/9 double-hung sash in gable end. Exterior walls covered with weatherboard siding. Windows are 9/9 double-hung sashes, some in pairs, and paired multi-light casements. Full-width, hip-roofed, L-plan porch supported by simple replacement posts. Entrance contains a six-panel replacement door. Victorian Style, Single-Family Residences.

Garage, ca. 1945. One-story, one-bay, concrete block, flat roof, built-up asphalt roofing, overhead multi-panel door. (NC)

003 620 Bon Ton Street (C) H. A. Owens Speculative House Two-story, three-bay, frame side hall townhouse with Queen Anne influence, built 1887 and modified ca. 1955. Gable and hip roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs, and a side polygonal, hip roof bay window. Full-width, flat-roof, L-plan porch supported by wrought iron replacement posts. Entrance contains a single-light, multi-panel replacement door flanked by 1/2 length, single-light sidelights. Victorian Style, Single-Family Residences.

Garage, ca. 1960. One-story, one-bay, concrete block, gable roof, asphalt shingles, overhead door. (NC)

004 621 Bon Ton Street (C) Fred Binz House Two-story, three-bay, frame gable and block townhouse with Queen Anne influence, built ca. 1895. Flat and cross-gable roof covered with asphalt shingles, with plain projecting eaves and closed gable ends covered with notched-corner shingles. Facade features a two-story undercut gable end with scroll sawn brackets and finials, and shingled belt course between floors. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Partial-width, hip-roofed porch supported by columns with Doric capitals. Entrance contains a single-light, three-panel cottage door. Victorian Style, Single-Family Residences.

Garage, ca. 1930. One-story, two-bay, frame, flat roof sheet metal roofing, asphalt roll siding, board bay doors. (C)

005 622-624 Bon Ton Street (C) Rudolph F. Heim Speculative Duplex (Rudolph F. Heim, architect) Two-story, five-bay, frame duplex townhouse with Queen Anne and Colonial Revival influences, built 1904 and modified ca. 1960. Hip and gable roof covered with asphalt shingles, with deep eaves, dentil frieze, plain bargeboard with a peak finial, and a clathri-pattern casement in the gable end. Facade features a two-story undercut gable end. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, and symmetrical side two-story polygonal bays under the eaves. Full-width, hip and double-gable roof porch supported by polygonal columns with Doric capitals. Two entrances each contain single-light, three-panel doors topped with single-light transoms. Duplex Residential Structures.

Garage, ca. 1920. One-story, two-bay, frame, shed roof, asphalt shingles, radius-edge siding, plywood replacement doors. (C)

006 625 Bon Ton Street (C) Mrs. M. Schmidt House Two-story, two-bay, frame side hall townhouse with Queen Anne influence, built 1899. Hip and gable roofs covered with asphalt shingles, with box cornice, closed gable ends covered with fish scale shingles and with a semi-circular arched casement sash. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and 1/1 cottage window. Partial-width, hip-roofed, L-plan porch supported by turned posts with scroll sawn brackets with a simple spandrel. Entrance contains a single-light, three-panel door. Victorian Style, Single-Family Residences.

Garage, ca. 1925. One-story, one-bay, frame, shed roof, sheet metal roofing, asphalt roll siding, board bay doors. (C)

007 626 Bon Ton Street (C) James Wright Speculative House One-story, two-bay, frame gable and wing cottage with Queen Anne and Colonial Revival influence, built 1897, and modified ca. 1950. Hip and gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 double-hung sashes, multi-light fixed, and multi-light casement flanked by 1/1 double hung sashes, some in peaked lintels. One-bay, side shed porch supported by columns with Doric capitals, partially enclosed with 1/1 double-hung sashes. Entrances contain a six-panel door and a single-light replacement door. Vernacular Residential Structures.

008 629-631 Bon Ton Street (C) Joseph S. Ross Duplex (attributed to Rudolph F. Heim, architect) Two-story, five-bay, brick veneered duplex townhouse with Queen Anne influence, built 1905. Hip and gable roof covered with asphalt shingles, with box cornice, wide eaves, and gable end covered with butt shingles with a semicircular-arched 4/4 double-hung sash. Facade features an undercut polygonal bay beneath gable end. Windows are 1/1 and leaded lozenge/1 double-hung sashes, some in segmental arched reveals. Full-width, shed roof porch supported by columns with Doric capitals, and a block spindle balustrade. Two entrances each contain single-light, three-panel doors. Duplex Residential Structures.

Garage, ca. 1950. One-story, two-bay, brick masonry, flat roof, built-up asphalt roofing, overhead doors. (NC)

009 632 Bon Ton Street (C) Rudolph F. Heim House (Rudolph F. Heim, architect) One and one-half story, three-bay, frame cottage with Queen Anne influence, built 1906 and modified ca. 1955. Gable and shed roof covered with asphalt shingles, with flush eaves and large gable with jerkinhead dormer covered with butt shingles, and an undercut polygonal bay with multi-light/1 double-hung sashes. Exterior walls covered with asbestos and wood shingle siding. Windows are 1/1 double-hung sashes; side polygonal bay beneath eaves, and front polygonal bay beneath porch. Full-width, partially undercut porch supported by brick piers spanned by a low Tudor-arch, and a complex block spindle balustrade. Entrance contains a single-light, three-panel door. Victorian Style, Single-Family Residences.

010 633-635 Bon Ton Street (C) Thomas Moseley Duplex Two-story, four-bay, frame duplex townhouse with Queen Anne and Colonial Revival influences, built 1894 and modified ca. 1990. Complex hip and gable roof covered with asphalt shingles, with plain projecting eaves and closed gable ends. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs, and two 12/8 metal frame replacements. Full-width, hip roof porch supported by columns with Doric capitals. Two entrances each contain multi-panel replacement doors. Duplex Residential Structures.

Garage, ca. 1930. One-story, two-bay, frame, gable roof, asphalt shingles, weatherboard siding, overhead and plywood panel doors replacement doors. (C)

011 634 Bon Ton Street (C) Two-story, three-bay, frame duplex townhouse with Italianate and Colonial Revival influence, built ca. 1890 and modified ca. 1955. Flat roof covered with built-up asphalt roofing, with wide eaves, molded frieze and paired scroll sawn brackets. Facade features a two-story box bay window. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes and a leaded multi-light cottage/1 double-hung sash, some topped with labeled lintels. Two, one-bay, side flat roofed porches; one is enclosed, the other supported with columns with Doric capitals. Entrances contain a lozenge-pattern multi-light, three-panel Queen Anne cottage door, and a three-light, one-panel Craftsman cottage door. Duplex Residential Structures.

Garage, ca. 1960. One-story, two-bay, concrete block, gable roof, plywood panel doors. (NC)

012 636-638 Bon Ton Street (C) Two-story, three-bay, duplex townhouse, built 1887 and altered in 1922 with Craftsman influence. Hip and flat roof covered with asphalt shingles, with flush eaves and simple frieze band. Exterior walls covered with stucco veneer. Windows are 1/1 double-hung sashes, some in pairs, and Craftsman multi-light casements in groups of four. One-bay, undercut, second floor porch supported by a stucco pier, with a block spindle balustrade; two, one-bay entrance porches covered with arched roofs and supported by wrought iron replacement posts. One entrance contains a multi-light door; the other is obscured. Duplex Residential Structures.

Garage, ca. 1925. One and one-half story, one-bay, frame and load-bearing stone masonry, gable roof, asphalt shingles, Masonite siding in gable end. (C)

013 639 Bon Ton Street (NC) Frederica Patt House One and one-half story, three-bay, frame composite cottage with Queen Anne influence, built 1900 and altered with Modernist influence in ca. 1965. Complex hip and gable roof covered with asphalt shingles, with box cornice, and hip dormer with fish scale shingles and two 1/1 double-hung sashes. Exterior walls covered with Permastone. Windows are 1/1 double-hung sashes, and a 1/1 double-hung cottage window. One-bay, hip roof porch, partially enclosed; exterior stair added to facade. Entrance contains a single-light, three-panel door. Non-Contributing Resource.

Garage, ca. 1925. One-story, two-bay, frame, gable roof, asphalt roll siding, overhead replacement doors. (C)

014 643 Bon Ton Street (C) Fred Lutz House One and one-half story, three-bay, frame gable and wing house with Queen Anne influence, built 1898 and modified ca. 1980. Complex gable roof covered with asphalt shingles, with plain projecting eaves and a polygonal hip dormer with a single-light casement. Facade features a square tower with pyramidal hip roof with semi-circular arched 1/1 double-hung sashes. Exterior walls covered with Masonite siding. Windows are 1/1, and stained glass/1 double-hung sashes, and a stained glass/1 double-hung cottage window. Partial-width, flat roof porch supported by wrought iron replacement posts. Entrance contains a six-panel replacement door. Vernacular Residential Structures.

Garage, ca. 1945. One-story, two-bay, frame, gable roof, weatherboard siding, overhead replacement doors. (NC)

CLAY STREET

015 1805 Clay Street (NC*) Two-story, three-bay, frame townhouse with Italianate influence, built ca. 1885 and altered in ca. 1990. Complex hip and gable roof covered with asphalt shingles, with box cornice, molded frieze, and single and paired scroll sawn brackets. Facade features a flat roofed polygonal bay window. Exterior walls covered with asbestos siding. Windows are 1/1 metal frame sashes in reduced reveals. One-bay, side, hip roof porch supported by wrought iron replacement posts; one-bay, side, hip-roofed deck addition supported by simple posts. Entrances contain solid replacement doors. Non-Contributing Resource.

016 1806 Clay Street (C) One-story, three-bay, frame side hall cottage with Italianate influence, built ca. 1890. Hip roof covered with asphalt shingles with box cornice. Exterior walls covered with weatherboard siding. Windows are 1/1 and 2/2 double-hung sashes with peaked lintels. Full-width, hip roof porch supported by replacement columns. Entrance set in recessed alcove and contains a six-panel replacement door with segmental arched lintel. Vernacular Residential Structures.

017 1808 Clay Street (C) One-story, two-bay, frame shotgun with Queen Anne influence, built ca. 1890. Gable roof covered with asphalt shingles, with plain projecting eaves and frieze board. Exterior walls covered with weatherboard siding. Windows are 2/2 double-hung sashes, some in pairs. One-bay, flat-roofed porch supported by chamfered posts with dentil frieze, scroll sawn brackets and block spindle balustrade. Entrance contains a single-light, three-panel door topped with a single-light transom. Vernacular Residential Structures.

018 1809 Clay Street (NC) One-story, three-bay, frame side hall cottage with Colonial Revival influence, built ca. 1905 and altered ca. 1995. Complex hip roof covered with asphalt shingles, with exposed rafter tails. Exterior walls covered with asbestos siding. Windows are 1/1 metal frame sashes in reduced reveals, and a single-light fixed with flanking 1/1 metal frame sashes. Full-width, flat roofed porch supported by simple replacement posts. Entrance contains a multi-light, cross-buck replacement door. Non-Contributing Resource.

019 1810 Clay Street (C) One-story, three-bay, frame gable and wing cottage built ca. 1880, altered in 1889 with Queen Anne influence, and modified ca. 1955. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 double-hung sashes with peaked lintels. One-bay, side, shed roof porch supported by chamfered posts with dentil frieze, scroll sawn brackets, and scroll sawn porch filler. Entrance contains a single-light replacement door topped with a single-light transom. Vernacular Residential Structures.

020 1811 Clay Street (C) Two-story, two-bay, frame side hall townhouse, built ca. 1900 and altered ca. 1935 with Colonial Revival influence. Hip and flat roof covered with asphalt shingles, with box cornice. Exterior walls covered with asbestos siding. Windows are 1/1 double-hug sashes, some in pairs. Entrance covered with gable-roofed hood supported by knee brace brackets, and contains a single-light, three-panel door topped with a single-light transom. Victorian Style, Single-Family Residences.

021 1813 Clay Street (NC) One-story, three-bay, frame side hall cottage with no architectural influence, built ca. 1900 and altered in ca. 1990. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 1/1 metal frame replacement sashes, some in pairs. Entrance contains a replacement multi-light, cross-buck panel door. Non-Contributing Resource.

022 1815 Clay Street (C) One-story, five-bay, frame gable and wing cottage with Queen Anne influence, built ca. 1900 and modified ca. 1955. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 and 1/1 double-hung sashes, some with peaked lintels. Partial-width, hip roof porch supported by wrought iron replacement posts. Entrance contains a Craftsman multi-light door topped with a two-light transom with a peaked lintel. Vernacular Residential Structures.

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

023 1816 Clay Street (NC*) Margaret Zimmendorf House Two-story, five-bay, brick masonry townhouse with Italianate influence, built 1893 and altered in ca. 1990. Hip and flat roof covered with asphalt shingles, modillion cornice, and gable-roof dormer with two nine-light casement sashes. Windows are 6/6 double-hung sashes, some in pairs, some with segmental arched corbeled hoods; upper floor has two multi-light double doors flanked by single-light sidelights. Porch recently lost. Entrance contains a multi-light replacement door topped with a leaded lozenge-pattern transom with a segmental arched corbeled lintel. Non-Contributing Resource.

024 1818 Clay Street (C) Two-story, two-bay, brick masonry side hall townhouse, built ca. 1880 and altered ca. 1925 with stucco veneer and Colonial Revival influence. Hip roof covered with asphalt shingles, with box cornice and cornice gutters. Windows are 6/1 double-hung sashes, some in pairs. One-bay, gable roof porch with elliptical vault ceiling, supported by columns with Doric capitals. Entrance contains a replacement six-panel door. Victorian Style, Single-Family Residences.

025 1820 Clay Street (C) One-story, three-bay, frame gable and wing cottage with Colonial Revival influence, built ca. 1900 and modified in ca. 1970. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with aluminum siding. Windows are 1/1 double-hung sashes, some in groups of three. Entrance covered with gable roof hood supported by wrought iron brackets, and contains a Craftsman nine-light, two-panel door. Vernacular Residential Structures.

026 1821-1823 Clay Street (C) Plaza Apartments Two, two and one-half story, five-bay, brick, stone and stucco veneered double-loaded apartment blocks with Tudor Revival influence, built 1928-1929. Complex hip, gable and flat roofs covered with flat tiles and built-up asphalt roofing, with flush and plain projecting eaves, shed dormers and hip dormers with 6/1 double-hung sashes, and some gable ends stuccoed and half-timbered. Exterior walls decorated with rubble stone foundation and belt courses. Windows are 6/1 and 6/6 double-hung sashes, some in pairs and groups of three, and some with chamfered timber lintels. Two entrance, each contain single-light metal frame replacement doors set in semi-circular arched alcove. Multiple Family Residential.

Garage, 1928-1929. One-story at surface grade above three stories in embankment, three-bay, reinforced concrete and brick veneer, flat roof, built-up asphalt roofing, shed parapet with flat tile, overhead replacement bay door, single-light, three-panel pedestrian door, nine-light steel casements. (C)

027 1822 Clay Street (C) Harry Broadhead House Two-story, five-bay, center hall house with Colonial Revival influence, built 1917-18. Hip roof covered with asphalt shingles, with box cornice and cornice gutters, and three, semi-circular arched dormers each containing fan light/9 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 8/1 and 6/1 double-hung sashes. One-bay, flat roofed porch with full entablature supported by columns with Doric capitals. Entrance contains a six-panel door topped with a four-light transom and flanked by full-length multi-light sidelights. Popular Style Houses.

Garage, ca. 1917-18. One-story, two-bay, frame, hip roof, asphalt shingles, weatherboard siding, multi-light, multi-panel overhead doors. (C)

028 1824 Clay Street (C) Two-story, four-bay, frame gable and wing house, built ca. 1880 and altered in 1915 with stucco veneer and Craftsman influence . Hip and cross gable roof covered with asphalt shingles, with plain projecting eaves. Windows are 1/1 double-hung sashes. Partial-width, undercut porch supported by stucco piers with cove brackets. Entrance contains a single-light, three-panel door. Victorian Style, Single-Family Residences.

Storage building, ca. 1915. One-story, one-bay, brick masonry, hip roof, asphalt shingles, single-light, three-panel door. (C)

029 1848 Clay Street (C) One-story, three-bay, frame gable and block cottage with Italianate influence, built ca. 1900 and altered with Colonial Revival influence in ca. 1940. Hip and gable roof covered with asphalt shingles, with box cornice and cornice returns. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs, and some with peaked lintels. One-bay, side shed porch enclosed ca. 1940. Entrance contains a fan-light, four-panel replacement door topped with a broken pediment and flanked by pilasters with Doric capitals. Vernacular Residential Structures.

030 1850 Clay Street (C) One-story, three-bay, frame gable and block cottage with Italianate influence, built ca. 1880. Flat, hip and gable roof covered with asphalt shingles, with box cornice, cornice returns, simple frieze and paired scroll sawn brackets. Facade features a box bay window. Exterior walls covered with weatherboard siding. Windows are 1/1 and Queen Anne multi-light/1 double-hung sashes, some in pairs, and some with peaked lintels. Partial-width, side, flat-roofed porch supported by chamfered posts. Entrance contains a multi-light door. Vernacular Residential Structures.

031 1852 Clay Street (C) Two-story, four-bay, stucco veneered townhouse with Italianate influence, built ca. 1890, altered with Craftsman influence in 1916, and modified ca. 1995.. Flat and hip roof covered with asphalt shingles, with box cornice, cornice gutters and scroll sawn brackets. Windows are 6/1 and 4/1 double-hung sashes, some in pairs, and a group of three single-light casements. Partial-width, hip roof porch supported by turned replacement posts spanned by segmental arched frieze. Two entrances each contain four-light, multi-panel replacement doors. Victorian Style, Single-Family Residences.

Garage/quarters, ca. 1916. One and one-half story, one-bay, brick masonry, hip and flat roof, asphalt shingles, shed dormers with pairs of single-light casements, replacement overhead door. (C)

032 1901 Clay Street (C) S. S. McCord House (Walter Boschen, architect) Two and one-half story, seven-bay, stucco veneer center hall house with Colonial Revival influence, built 1910. Flat and hip roof covered with slate, with box cornice, cornice gutters, dentil frieze, and five hip roofed dormers each with eight-light double casement sashes. Windows are twelve-light double casements, and four-light single- and double-casement sashes, some with cast iron balconet. Entrance set in surround with broken segmental parapet supported by columns and pilasters with Doric capitals, and contains a multi-light double door. Residences of Wholesale Company Owners and Investors.

033 1908 Clay Street (C) Hickey-Fargrave House (E. J. Eckel, architect of 1915 alterations) Two and one-half story, four-bay stucco veneer house, built 1899, and altered in 1915 as an English house with Tudor Revival influence. Cross gable roof covered with flat tiles, with exposed rafter tails, bargeboard, and gable end with two diaper-pattern casements. Exterior walls are stuccoed and half-timbered. Windows are ten-light double casement sashes in pairs and groups of four, and 9/9 double-hung sashes, some in groups of three. One-bay, side, hip roof porch supported by timber posts with exposed timber plate beams with shaped ends; and, a one-bay, side, flat-roofed solarium with multi-light casements. Entrance covered by a hip-roofed hood supported by knee brace brackets, and contains a multi-light door. Victorian Style, Single-Family Residences.

Garage, ca. 1915. One and one-half story, two-bay, brick masonry, gable roof, asphalt shingles, windows obscured, board and batten hinged bay doors. (C)

034 1910 Clay Street (C) Maurice O'Brien House Two-story, five-bay, frame wing and block townhouse with Queen Anne influence, built 1896, and altered ca. 1920 with Colonial Revival influence. Complex hip roof covered with asphalt shingles, with box cornice and frieze. A two-bay, side, flat roofed addition was built ca. 1920. Exterior walls covered with weatherboard siding. Windows are 6/6 double-hung sashes, some in pairs. Entrance set in surround with segmental-vaulted pediment supported by box columns, and contains a six-panel door. Victorian Style, Single-Family Residences.

035 1912 Clay Street (C) C. E. Sprague House (E. J. Eckel, architect) One and one-half story, five-bay, frame bungalow with Craftsman influence, built 1905. Complex gable and hip roof covered with wood shingles, with exposed rafter tails, and gable end covered with butt shingles and contains three 6/6 double-hung sashes. Facade features an exterior rubble stone chimney. Exterior walls covered with bevel siding. Windows are ten-light double casements, some in pairs and groups of three; and, a side, hip-roof, polygonal bay window. Partial-width, undercut porch supported by rubble stone pier and added timber pier. Entrance contains a multi-light double-door. Popular Style Houses.

036 1915 Clay Street (C) Robert Curtin House Two-story, five-bay, brick masonry townhouse variant, built. 1888, and altered in ca. 1895 with Queen Anne influence. Flat hip and gable roofs covered with asphalt shingles, with box cornice, cornice returns, corbeled frieze, and bull's eye roundels in gable ends. Windows are Queen Anne multi-light/1 double-hung sashes, some in pairs. Entrances set beneath gable roof hoods supported by knee braces and contain multi-light, two-panel replacement doors. Victorian Style, Single-Family Residences.

Garage, ca. 1945. One-story, two-bay, stucco veneer, flat roof, built-up asphalt roofing, multi-light, multi-panel overhead replacement doors. (NC)

037 1920 Clay Street (C) James W. Mytton House Two-story, five-bay, stucco veneer four square with Colonial Revival influence, built 1914 and modified ca. 1955. Hip roof covered with asphalt shingles, with exposed rafter tails and two hip dormers with 3/3 double-hung sashes. Windows are 9/1 double-hung sashes. Entrance covered with flat hood supported by console brackets with cast iron balcony, and contains a six-panel door topped with an elliptical leaded fan light transom, and flanked with leaded sidelights; and, a front patio is enclosed with a cast iron railing. Popular Style Houses.

Garage, 1914. One-story, one-bay, brick masonry, hip roof, tile roofing, overhead replacement doors. (C)

038 1922 Clay Street (C) Ben Fleming House Two-story, three-bay, brick veneered four square with Colonial Revival influence, built 1901 and modified ca. 1990. Flat and hip roof covered with asphalt shingles, with box cornice and cornice gutters. Windows are 4/4 double-hung sashes, some in pairs, with flat brick arches. One-bay, flat roof porch supported by grouped replacement posts. Entrance contains a replacement nine-panel door topped with a leaded light transom and flanked with 2/3 length leaded glass sidelights. Popular Style Houses.

039 1923 Clay Street (C) David Bartlett House (E. J. Eckel, architect) Two-story, five-bay, brick masonry center hall house with Neoclassical Revival influence, built 1900. Hip and flat roof covered with asphalt shingles with full entablature. Facade features monumental corner pilasters with Doric capitals. Windows are 9/1 double-hung sashes, and two Palladian arrangements with leaded multi-light/1 with semi-circular arched leaded fan light transom, flanked by 1/1 double-hung sashes. Partial width, monumental tetrastyle pedimented portico supported by fluted columns with Ionic capitals and reflected pilasters, with cantilevered balcony with console brackets and turned balusters; and, symmetrical one-bay side porches with flat roofs supported by fluted columns with Ionic capitals and turned balustrades. Entrance contains a six-panel door topped with an elliptical leaded fan light and flanked by 1/2 length leaded multi-light sidelights; entire entrance composition is spanned by an elliptical fan panel. Attached two-story, brick garage and quarters addition built to rear in 1912. Residences of Wholesale Company Owners and Investors.

040 1924 Clay Street (C) Talbot Farleigh House Two-story, two-bay, frame side hall townhouse with Queen Anne influence, built 1899. Flat and hip roof covered with asphalt shingles, with box cornice, and closed gable end with fish scale shingles supported by cast iron brackets. Facade features an undercut canted corner on second floor. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, and a diaper-pattern/1 cottage window. Full-width, hip roof porch with dentil frieze supported by turned replacement posts. Entrance contains a six-panel replacement door. Victorian Style, Single-Family Residences.

041 1928 Clay Street (C) Frank Barrington House One and one-half story, three-bay, frame composite cottage with Queen Anne influence, built ca. 1900. Complex hip and gable roof covered with asphalt shingles, with box cornice, dentil frieze, gable dormer with two 1/1 double-hung sashes, and closed gable end with Palladian arrangement of three 1/1 double-hung sashes with center fan panel. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, and a stained glass/1 cottage window. Full-width, undercut, L-plan porch supported by wrought iron replacement posts. Entrance contains a multi-light, multi-panel replacement door. Victorian Style, Single-Family Residences.

Garage, ca. 1950. One-story, one-bay, frame, gable roof, weatherboard siding, multi-panel overhead door. (NC)

042 1955 Clay Street (C) Two-story, four-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1885 and modified with Colonial Revival influence, ca. 1910. Complex hip roof covered with asphalt shingles, with box cornice, cornice gutters and corbeled frieze. Facade features a two-story, projecting polygonal bay. Windows are 1/1 double-hung sashes, some with corbeled segmental hoods with keystones. Full-width, flat-roof porch supported by grouped box piers raised on brick bases with block spindle balustrade; and, a side, two-bay solarium enclosed with 1/1 double-hung sashes. Entrance contains a multi-light door topped with a segmental-arched, stained glass transom and flanked by 3/4 length, multi-light sidelights. Victorian Style, Single-Family Residences.

Garage/Quarters, ca. 1915. Two-story, two-bay, brick masonry and frame, hip roof, asphalt shingles, weatherboard siding, 6/6 double-hung sashes, five-panel pedestrian doors, overhead multi-light, multi-panel bay door. (C)

043 1956 Clay Street (C) A. J. Avery House Two-story, three-bay, frame T-plan townhouse with Queen Anne and Colonial Revival influence, built 1897 and modified ca. 1995. Cross gable roof covered with asphalt shingles, with box cornice and gable end with two 1/1 double-hung sashes. Facade features a reentrant angle circular tower with conical roof, staggered butt shingle wall covering, and three single-light casements. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs, and beveled multi-light/multi-light casement cottage window. Full-width, hip and gable roof, L-plan porch supported by paired and grouped columns with Doric capitals raised on stone bases. Entrance contains a single-light door topped with a single-light transom. Residences of Wholesale Company Owners and Investors.

044 2001 Clay Street (NC) One-story, five-bay, brick veneered ranch house with Modernist influence, built ca. 1955. Complex hip roof covered with asphalt shingles, with wide eaves. Portions of exterior walls covered with asbestos siding. Windows are single-light casements in groups of three, two light "picture" window, and 1-1 combination casement/fixed sashes. Entrance set in alcove and contains a solid door flanked by full-length, single-light sidelights. Attached front projecting garage has an overhead door. Non-historic Residence.

045 2002 Clay Street (C) H. Morris Hanson House Two-story, three-bay, frame four-square variant with Queen Anne influence, built 1909. Complex hip and gable roof covered with asphalt shingles, with wide flared eaves, two gable dormers with flared eaves each with three 3/1 double-hung sashes, and half-timbered gable end with butt shingles and two 6/1 double-hung sashes. Exterior walls covered with butt shingles on second floor, weatherboard siding on first. Windows are 1/1 double-hung sashes, some in pairs, and two multi-light grid/1 cottage windows. Full-width, hip roof porch supported by columns with Scamozzi capitals. Entrance contains a six-panel replacement door. Popular Style Houses.

046 2010 Clay Street (C) Two-story, four-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1885 and modified in 1895. Complex hip roof covered with asphalt singles, with box cornice, cornice gutters and paired scroll sawn brackets. Windows are 1/1 and 4/1 double-hung sashes, some with corbeled segmental arched hoods and incised arch filler. Partial-width, flat roof porch supported by brick piers. Entrance contains a single-light, double-door topped with a fan light transom. Victorian Style, Single-Family Residences.

Garage, ca. 1970. One-story, two-bay, frame, gable roof, asphalt shingles, Masonite siding, multi-panel overhead doors. (NC)

047 2012 Clay Street (C) Two-story, five-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1880 and altered in 1908 with Colonial Revival influence. Cross gable roof covered with asphalt shingles, with box cornice, corbeled frieze, paired scroll sawn brackets, hip dormer with two 1/1 double-hung sashes, and closed gable end with 1/1 double-hung sashes. Windows are 1/1 double-hung sashes, some with segmental arched corbeled hoods with incised keystones. Full-width, flat roof porch supported by columns with Doric capitals. Entrance contains a two-panel replacement door topped with a three-light transom and flanked by 2/3-length multi-light sidelights. Victorian Style, Single-Family Residences.

Garage, ca. 1929, altered ca. 1980. One-story, two-bay, brick masonry and frame, flat roof, built-up asphalt roofing, multi-panel overhead doors. (NC)

048 2015 Clay Street (C) A.A. McIntosh House Two-story, six-bay, brick masonry center hall townhouse with Queen Anne influence, built 1888. Flat, hip and gable roofs covered with concrete shingles, corbeled modillion cornice, cornice gutters, and gable ends with stepped block frieze with floral gable valence. Facade features two-story, front box bay under gable end. Windows are 1/1 double-hung sashes, some in pairs, some with peaked stone paneled lintels with bull's eyes and finials; and, side, two-story box bay beneath gable end. Full-width, hip and gable roof porch with dentil frieze and foliation in gable end, supported by fluted columns with Scamozzi capitals with turned spindle balustrade; side, hip roof porte cochère supported by columns with Doric capitals raised on cast stone bases; and, side solarium, partially enclosed, with eight-light double casements. Entrance contains a single-light, single-panel double-door topped with a multi-light transom; and, a side, multi-light double-door. Residences of Wholesale Company Owners and Investors.

Carriage House, ca. 1888. One and one-half story, three-bay, brick masonry and frame, gable roof with cupola, asphalt shingles, fish scale, butt and saw tooth shingles in gable end, 1/1 double-hung sashes, and three, six-light, bead board chevron panel double-bay doors. (C)

049 2020-2022 Clay Street (C) Two-story, five-bay, frame duplex townhouse with Italianate influence, built ca. 1880, altered with Colonial Revival influence ca. 1910, and modified ca. 1930. Flat and complex hip roof covered with asphalt shingles, with box cornice and cornice gutters. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs, some with peaked lintels. Full-width, hip roof, U-plan porch supported by columns with Doric capitals. Two entrances each contain multi-light doors. Duplex Residential Structures.

050 2028 Clay Street (C) J. S. Taylor House Two-and one-half story, three-bay, brick veneered four-square variant with Colonial Revival influence, built 1907. Complex gable roof covered with concrete shingles, with box cornice, cornice returns, modillion frieze, two gable dormers with semi-circular arched 8/1 double-hung sashes, and elliptical arched, multi-light grid casement in gable end. Facade features corbeled brick corner pilasters with stone Doric capitals; and, inset polygonal bay window over door with a 6/1 double-hung sash flanked by 4/1 double-hung sashes. Windows are 8/1 double-hung sashes, some with flat brick arches with stone spring block and keystones. Side, gable-roof porte cochère supported by columns with Doric capitals raised on brick bases. Entrance covered with segmental-arched hood with labels supported by console brackets, and contains a multi-panel door flanked by beveled multi-light sidelights. Popular Style Houses.

Garage, ca. 1910. One-story, two-bay, brick masonry, flat roof. (C)

051 2121 Clay Street (C) Samuel Nave House (Eckel & Mann, architects) Two and one-half story, four-bay, brick masonry composite house with Queen Anne influence, built 1889. Complex hip and gable roof covered with pantiles, with corbeled brick cornice, cornice gutters, and projecting gable end supported by console brackets and modillions, with a Palladian arrangement with a ten-light double casement flanked by 1/1 double-hung sashes. Facade features a two-story, side, semi-circular projecting bay; and, a terra cotta panel with Sullivanesque decoration over porch. Windows are 1/1 double-hung sashes, some with corbeled flat arches, one with an Art Nouveau-style wrought iron balconet, and, a 1/1 cottage window with a foliated terra cotta surround. Partial-width, gable roof porch with butt shingles in gable end and elliptical vault with dowel frieze, supported by brick piers and terra cotta columns with cushion capitals, raised on a closed brick balustrade; a side, gable roof porte cochère supported by brick piers spanned with a hammer beam truss with dowel frieze. Entrance set in terra cotta surround with egg and dart molding flanked with mosaic panels, and contains a single-light, single-panel door with carved foliation on panel. Residences of Wholesale Company Owners and Investors.

Carriage House, 1894. One and one-half story, three-bay, brick masonry, complex hip roof, asphalt shingles, corner two-story polygonal tower, segmental arched 1/1 double-hung sashes, and multi-light, chevron panel folding bay doors. (C)

KEMPERSTREET

052 613-615 Kemper Street (C) Two and one-half story, four-bay, brick veneer quadruplex townhouse with Queen Anne and Colonial Revival influence, built ca. 1900. Complex hip roof covered with asphalt shingles, with box cornice, dentil frieze, and gable dormer with bargeboard and nailhead panel with two Queen Anne multi-light/1 double-hung sashes. Windows are 1/1 double-hung sashes in segmental arched reveals. Full-width, hip roof porch supported by columns with Doric capitals raised on brick bases, partially enclosed with bank of 1/1 metal frame sashes; side, one-bay shed roof porch supported by columns with Doric capitals raised on brick bases; and, side, one-story, porch, partially enclosed, with shed roof added over second story. Four entrances, each contain multi-light, two-panel doors. Multiple Family Residential.

Garage, ca. 1960. One-story, one-bay, concrete block, gable roof, overhead doors. (NC)

UNION STREET

053 1831-1833 Union Street (C) Two-story, four-bay, frame duplex side hall townhouse with Queen Anne influence, built ca. 1890 and modified ca. 1955. Flat, hip and gable roof covered with asphalt shingles, with box cornice and closed gable end with two 1/1 double-hung sashes. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs. Two, one-bay, shed roof porches flank a two-bay gabled vestibule, and are supported by turned posts with a turned spindle frieze and scroll sawn brackets. Two entrances, each contain a single-light, multi-panel door topped with a single-light transom. Duplex Residential Structures

Garage/apartment, ca. 1910. One-story, one-bay, brick masonry, gable roof, asphalt shingles, 1/1 double-hung sashes in segmental-arched reveals, solid replacement door, bay door filled. (C)

054 1901 Union Street (NC) One-story, three-bay, frame, gable and wing cottage, built ca. 1880 and altered with an added garage wing and Modernist influence in ca. 1965. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 double-hung sashes. Entrance contains a multi-light, multi-panel door. Garage addition contains an overhead multi-light, multi-panel door. Non-Contributing Resource

055 1907 Union Street (C) Mary Kuhn House One-story, four-bay, U-plan cottage with Queen Anne influence, built 1889. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs. One-bay, flat roof porch between house wings supported by simple replacement posts with scroll sawn brackets. Entrance covered with plywood, but is topped with a single-light transom. Vernacular Residential Structures.

056 1913 Union Street (C) One-story, two-bay, frame shotgun with Colonial Revival influence, built ca. 1900 and modified ca. 1955. Gable roof covered with asphalt shingles, with box cornice and cornice returns. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes and a 1/1 double-hung cottage window. One-bay, side, undercut porch supported by wrought iron replacement posts. Entrance contains a fan-light, multi-panel replacement door. Vernacular Residential Structures.

057 1917 Union Street (C) One-story, three-bay, frame bungalow with Craftsman influence, built 1905 and modified ca. 1955. Gable roof covered with asphalt shingles, with exposed rafter tails, knee brace brackets, and gable end with two 3/1 double-hung sashes. Exterior walls covered with asbestos siding. Windows are Craftsman 3/1 double-hung sashes, some in pairs. Partial-width, hip roof porch supported by battered box piers raised on brick bases. Entrance contains a three-light Craftsman door. Popular Style Houses.

058 1919 Union Street (C) George White House One and one-half story, two-bay, frame side hall townhouse variant with Colonial Revival influence, built ca. 1908. Cross gable roof covered with asphalt shingles, with box cornice and frieze, gable end covered with fish scale shingles and has two 1/1 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and a 1/1 double-hung cottage window; and, a side polygonal hip roof bay. Full-width, hip roof porch supported by columns with Doric capitals raised on brick bases. Entrance has a single-light, multi-panel cottage door. Victorian Style, Single-Family Residences.

059 1921 Union Street (C) Two-story, two-bay, frame side hall townhouse with Colonial Revival influence, built ca. 1904 and modified ca. 1935. Gable roof covered with asphalt shingles, with box cornice, wide eaves, and closed gable end covered with fish scale shingles with 1/1 double-hung sash. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs, an a 1/1 double-hung cottage window. Full-width, shed and gable roof porch supported by box piers raised on brick bases. Entrance contains a single-light door. Victorian Style, Single-Family Residences.

060 1923-25 Union Street (C) Two-story, four-bay, brick masonry duplex side hall townhouse with Queen Anne and Colonial Revival influences, built ca. 1895. Complex gable roof covered with asphalt shingles, with box cornice, cornice returns, and gable end with fish scale shingles and roundel casement with "8" motif lights. Facade features two hip roofed polygonal bay windows over porch. Windows are 1/1 double-hung sashes and two 12/1 double-hung cottage windows. Full-width, hip and gable roof porch supported by columns with Doric capitals raised on brick bases. Two entrances, each with solid replacement doors. Duplex Residential Structures.

061 1927 Union Street (C) Two and one-half story, two-bay, brick side hall townhouse with Colonial Revival influence, built ca. 1901. Side gambrel roof covered with asphalt shingles, with box cornice, dentil frieze, and hip dormer with three 1/1 double-hung sashes. Facade features a flat roofed polygonal bay over porch. Windows are 1/1 double-hung sashes, multi-light casements, and multi-light/1 double-hung cottage window. Full-width, hip roof porch supported by stone columns with Doric capitals raised on stone bases. Entrance contains a single-light, multi-panel Colonial Revival cottage door, topped with a single-light transom. Victorian Style, Single-Family Residences.

NUMBERED STREETS:

NORTH 19TH STREET

062 520-522 North 19th Street (NC*) J. W. Souder Duplex Two-story, two-bay, frame duplex side hall townhouse with Queen Anne influence, built 1888, and altered in ca. 1955 and ca. 1990. Flat, hip and gable roofs covered with asphalt shingles, with box cornice and closed gable ends. Facade features two, two-story, symmetrical projecting box bay beneath gable ends. Exterior walls covered with asbestos and Masonite siding. Windows are 1/1 double-hung sashes, some in pairs, and multi-light, metal casement replacements. Partial-width, shed roof replacement porch supported by simple posts. Entrance contains a three-light replacement door. Non-Contributing Resource.

063 521 North 19th Street (NC*) One-story, three-bay, frame gable and block cottage with Colonial Revival influence, built ca. 1900. Hip and gable roofs covered with asphalt shingles, with box cornice and frieze. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs, and a six-light casement. Side, one-bay, shed-roofed replacement porch supported by wrought iron replacement posts. Entrances contain a single-light, three-panel door topped with a single-light transom, and a solid replacement door topped with a single-light transom. Non-Contributing Resource.

NORTH 20TH STREET

064 516 North 20th Street (C) One and one-half story, two-bay, frame carriage house with no architectural influence, built ca. 1900. Hip roof covered with asphalt roll roofing, with box cornice. Exterior walls covered with board and batten siding. Windows are obscured; street side has a board and batten hinged loft door. Entrance contains an overhead multi-panel replacement door.

Garage, ca. 2000. One-story, one-bay, frame, gable roof, asphalt shingles, weatherboard siding, multi-panel overhead door. (NC)

065 518 North 20th Street (NC*) Roger Simmons House One-story, three-bay, frame center hall cottage with Queen Anne influence, built 1905 and altered ca. 1965 and 1990. Gable and hip roof covered with asphalt shingles, with plain eaves and box cornice. Exterior walls covered with vinyl siding. Windows are 1/1 metal-frame replacement sashes. Full-width, undercut porch supported by wrought iron replacement posts. Entrance contains an oval-light replacement door. Non-Contributing Resource.

066 519 North 20th Street (C) One and one-half story, three-bay, frame side hall cottage with Queen Anne influence, built ca. 1910 and modified ca. 1990. Complex gable and shed roof covered with asphalt shingles, with plain projecting eaves, gable dormer with a Palladian arrangement of diaper-pattern/1 double-hung sash flanked by 1/1 double-hung sashes, and polygonal tower dormer with polygonal hip roof and multi-light lozenge casements flanking a multi-light lozenge/1 double-hung sash. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs. Full-width, undercut porch supported by paired columns with Doric capitals. Entrance contains a six-panel replacement door. Victorian Style, Single-Family Residences.

067 607 North 20th Street (NC) One and one-half story, three-bay, frame split-level ranch house with Modernist influence, built ca. 1960. Hip and gable roof covered with asphalt shingles, with flush and wide overhanging eaves. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, and a "picture" window with a single-light fixed sash flanked by 1/1 double-hung sashes. Entrance contains a single-light, multi-panel door; garage has a multi-panel overhead door. Non-historic Residence.

068 615 North 20th Street (NC) One-story, three-bay, frame cubical ranch house with Modernist influence, built ca. 1960. Hip roof covered with asphalt shingles, with wide overhanging eaves. Exterior walls covered with Masonite siding. Windows are 2/2 double-hung sashes, and a "picture" window with a single-light fixed sash flanked by 1/1 double-hung sashes. Entrance contains a single-light, multi-panel door. Non-historic Residence.

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

NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Kemper Addition Historic District is nominated under Criterion C in the area of architecture for its significance as a notable collection of low-, middle-, and upper-income residences representing a period of significance beginning in ca. 1880 and continuing until ca. 1940. The district contains representative examples of nearly every major architectural style familiar to the St. Joseph area during the period of significance, and includes examples of buildings known to have been designed by several of St. Joseph's most accomplished architects. The qualities of design and high level of craftsmanship in evidence in the district are spread across the spectrum of owner-occupied and residential-rental properties, in many cases without regard to income level. Indeed, there are several examples of the working-income residential-residences extant in the district that were not only built by accomplished tradesmen, but also developed and retained by those tradesmen as owner-occupied and income-producing property. Taken as a whole, the district's qualities of self-identity, of diversity in uses, of architectural character, and diversity of income level make it an area of great significance to the heritage of the built environment in St. Joseph.

Buildings constructed in the district during the period of significance reflect the dramatic growth experienced in St. Joseph during the decades of the late-nineteenth and early twentieth century. The nomination of this property is consistent with the property types and registration requirements set forward in the Multiple Property Documentation Form of "Historic Resources in St. Joseph, Buchanan County, Missouri", as amended, under its Associated Historic Contexts of "Wholesale Distribution in St. Joseph, 1866-1914;" and, the amended context of "Suburban Growth in St. Joseph, 1900-1950." The property types represented in the district include all but the earliest type, "Greek Revival Residences"; nearly all of the traditional house forms or plans associated with these property types are also represented. Architectural styles applied to these buildings include the Italianate, Queen Anne, Craftsman, Colonial Revival, Tudor Revival and Minimalist Traditional, along with combinations and modifications of these styles.

Within this period of significance, the district experienced growth and development periods and an extended period of decline, all of which have combined to give it an unique, evolved character that provides an additional layer of significance to its fabric as a place. The modifications and alterations made to structures within the periods of economic boom and decline support the architectural significance of the district as an evolved place.

The economic "boom" years of St. Joseph during the 1850s, and its accompanying population explosion, led to tremendous real estate speculation in the hilly areas adjacent to the city's older core (Wolfenbarger 1986:5). Annexations in 1853 and 1857 multiplied the area of St. Joseph by a

factor of approximately fifteen times that contained in the original city limits when incorporated in 1843 (St. Joseph Office of Community Services 1999). The Annexation of 1857 set the city's eastern limit at 22nd Street at the eastern boundary of the district, where it would remain until extended to 28th Street with the next major annexation effort in 1889.

Though within the city limit, the development of the Kemper district lagged for several years before the demand caught up with the land available. It was the City of St. Joseph's policy, in general terms, to make annexations of large areas of undeveloped land well-before the onset of actual demand for the development of housing in these areas.

Development of the district appears to have begun soon after the platting of the Kemper Addition subdivision by Simeon Kemper (1799-1882/1883) in May of 1875 (Plat Book 1:21). The Kemper Addition was laid out on a portion of the original quarter section of land originally entered by Kemper in 1840, some three years prior to the founding of St. Joseph (Rutt 1904:466). Kemper's home was apparently located on a site in the district, reportedly at the northwest corner of North 19th and Clay Streets (Ibid.).

There were other subsequent subdivisions and re-subdivisions of the area over the next decade which established the general lot pattern of the area as it appears today, among them the Hendenberg Addition in May of 1880 (Plat Book 1:53) and the unrecorded Second Kemper Addition which created the lot pattern along Bon Ton Street (see Floyd 1884 and Jackson 1913). In all, approximately thirteen whole or partial blocks were included in the area of the subdivision.

The development of the Kemper Addition Historic District coincides with the rise of the city's importance as a regionally-significant wholesale distribution center for the settlement and development of the West (Wolfenbarger 1988:7-9). In 1875, St. Joseph was then beginning to enter its "golden age", when the city became known as the "Queen City of the West".

While the historical record on the development of this area of St. Joseph is not complete, building permit records, city directory listings and similar documentary sources suggest that construction of residences began soon after Kemper opened the area for development. The desirability of the area was improved by the development of Frederick Avenue as a major commercial and retailing corridor, and by the trolley line that began to ply its ways in 1878 (Rutt 1904:142).

Approximately twenty residences remain from the 1880s, at least one located on each of the its named streets; twenty-eight others date from the last decade of the nineteenth century. The building boom experienced in these two decades alone accounts for sixty percent of all buildings in the district. This period of greatest development in the Kemper Addition Historic District closely follows the growth trends of St. Joseph as a whole during the height of its golden age (see

Wolfenbarger 1988). The district was ninety percent "built out" by the end of World War One. The lengthy period of prosperity experienced by St. Joseph residents is reflected in the fact that many of the earlier houses in the district underwent remodelings and alterations prior to World War One, thus updating their architectural style to suit the new tastes of the twentieth century.

The topographic conditions of the Kemper Addition area became combined with the matrix of city streets and historical development patterns to create an area with a distinct sense of place within the larger community of St. Joseph. The dramatic topographic drop to the south of the properties facing the south side of Clay Street leads to a deep ravine that creates a natural boundary separating the Kemper Addition from other residential areas located across ravine to the south; the area of the ravine itself has remained largely undeveloped over the past century. The topography of the district slopes downward to the west where Clay Street dead ends as it meets the so-called "Buchanan Wedge" subdivision, an area platted to parallel Frederick Avenue at an acute angle to the rest of the north-south/east-west grid of the city. Buildings located along the north side of Union Street back up to properties developed in the Buchanan Wedge. The east boundary of the district is formed by the alignment of North 22nd Street, the former city limit at the time when the Kemper Addition was developed. While the city limit was to remain at North 22nd Street for only a few years after development began in the Kemper Addition, subdivisions developed to the east of North 22nd Street have a decidedly different character than the earlier areas developed to its west.

The development pattern of the Kemper Addition established a regular lot pattern of 60 feet in lot width, more or less, though this pattern was modified in some sections of the district by later re-subdivisions overlaid on the original Kemper pattern. The choicest building lots were those on the highest ground in the subdivision, gauging by the level of money invested in building upon them. In turn, the more modest residences were developed on sites down-slope from the high ground.

In spite of the apparent stratification of the district by topographic level, the Kemper Addition district was by no means exclusive to any real degree. Within this relatively small area are found houses ranging from modest shotgun cottages to very large, architect-designed mansions of 6,000 square feet or more. In the middle of the spectrum are a number of duplex townhouses, built solely for rental purposes by mostly absentee owners.

The range of house types and architectural styles built in the Kemper Addition is quite impressive, a function partially related to its diversity of income level. In the nineteenth century, house types built in the Kemper Addition included side hall cottages, side hall townhouses, duplex side hall townhouses, shotgun cottages, gable and wing or gable and block cottages and townhouses, U-plan cottages, T-plan cottages, and composite cottages. Following the turn of the 20th century, bungalows, four squares, and the English house plan made their

appearances to diversify the character of scale and massing in the district. Architectural styles applied to these residences included the Italianate, the Queen Anne and the Romanesque Revival styles in the nineteenth century. Houses built in the early twentieth century in the district include examples of the Craftsman, Colonial Revival, Tudor Revival and Minimalist Traditional styles.

Examples of traditional house forms in the district include the side hall cottage at 1806 Clay Street, the shotgun cottage built at 1808 Clay Street in ca. 1890, the gable and wing cottage built in ca. 1880 at 1810 Clay Street, the ca. 1880 gable and block cottage built in ca. 1880 at 1850 Clay Street, the four square house built in 1901 at 1922 Clay Street, and the side hall townhouse built in 1899 at 1924 Clay Street.

There are a surprising number of houses standing in the Kemper Addition Historic District that are known to be architect-designed. The greatest contributions to the design of residences in the district was made by E. J. Eckel (1845-1934), who is known to have provided the designs for four houses and the extensive remodeling of one other between the years of 1889 and 1915. Eckel's first contribution to the district was the extraordinary Queen Anne design for the Samuel Nave House at 2121 Clay Street, begun in 1889 and completed in 1891 during Eckel's partnership with George R. Mann (1856-1939) (Prawl 1989:41-42;470-479); a design that was likely the product of Eckel's other unnamed partner at the time, Harvey Ellis (1852-1904). The exceptional quality of the design for the Nave House is considered one of Eckel's (and Ellis') finest works, alongside that of the J. W. McAlister Residence in St. Joseph, built at 105 North 19th Street at the same time as the Nave House.

There are other works by the Eckel firm in Kemper Addition, some of which required much more modest budgets to construct than that of the Nave House. These include the monumental David L. Bartlett, Jr. House, built in 1900 in the Neoclassical Revival style at 1923 Clay Street, and the C. L. Sprague House at 1912 Clay Street, a delightful Craftsman bungalow built in 1905 for Sprague, then administrator of the estate of John J. Tootle, one of Eckel's major clients. The last house known to have been influenced by Eckel's hand is the former Thomas Hickey House at 1908 Clay Street, originally built in 1899 in the Queen Anne style, and transformed in 1915 with Tudor Revival influence for Dr. Harrison S. Forgrave (Eckel was also responsible for the design of a home for James McCord in 1908, which was apparently located on the site of the present-day Plaza Apartments at 1821-1823 Clay Street).

Other houses designed by architects in the Kemper Addition Historic District include the Samuel S. McCord House at 1901 Clay Street, designed in the Colonial Revival style in 1910 by Walter Boschen (1881-1959), a former partner of E. J. Eckel. Rudolph F. Heim (1874-ca. 1935), also a former member of E. J. Eckel's firm, was responsible for the design of two properties on Bon Ton Street: the first, a speculative duplex designed and built for Heim in 1904 at 622-624 Bon Ton

Street; and, the second, Heim's own home located at 632 Bon Ton Street, built in 1906 as an adaptation of a Craftsman bungalow. Heim's hand is also suspected in the design of the Queen Anne duplex located across the street from Heim's home at 629-631 Bon Ton Street, which was built in 1905 for Joseph Ross of the G. W. Chase and Son Mercantile Company.

There are several other structures in the district which have every appearance of having been designed by one or more of St. Joseph's talented architects, but for which no documentation has yet come to light. These buildings include the residence of J. S. Taylor, built in 1907 at 2028 Clay Street, the ca. 1885 A. A. McIntosh House at 2017 Clay Street, the 1909 Harris Hirsch House at 2002 Clay Street, the 1917 Henry Broadhead House at 1822 Clay Street, and the Plaza Apartments at 1821-1823 Clay Street, among others.

When the Kemper Addition district reached its maturity in ca. 1910-1915, the residents of the area represented a broad cross-section of the working-, middle-, and upper-income residential population of St. Joseph. The area was home to some of the most wealthy families of St. Joseph, such as Samuel Nave and S. S. McCord, both of the Nave-McCord Mercantile Company empire; Jacob Ford, who lived in the old A. A. McIntyre House at 2017 Clay Street was then President of the First National Bank of Buchanan County; Morris Hirsch, who was Vice-President of the Hirsch Brothers Department Stores; and, David Bartlett, who was partner in the Bartlett Brothers Real Estate and Investment Company.

The immediate neighbors of these very wealthy families included families of slightly lesser means, like Frank Kessler, who was the owner of a modest general store on Frederick Avenue; A. J. Avery, the manager of the Tootle Theaters; Talbot Farleigh, sales agent for the J. R. Crow Coal Company; Maurice O'Brien, a retired policeman; and, Fred Binz, partner in the St. Joseph Sausage Company. Working-income residents of the district were represented by families who owned their modest homes or rented one side of one of the district's many duplex apartments, and included cashiers, salesmen, store clerks, carpenters and brick masons, many of whom held positions of employment in businesses along Frederick Avenue (Denman 1986).

Though the district had reached much of its mature appearance by the end of World War One, this does not mean that the neighborhood had become static, nor that it had begun to decline like many other inner-city neighborhoods in the city. While new construction in the period ranging from ca. 1920 to ca. 1940 saw the completion of only one new major building, the development in 1928-29 of the Plaza Apartments complex at 1821-1823 Clay Street stands as evidence enough of investor confidence in the viability of the surrounding neighborhood. Rather than through new construction, the district's character experienced another significant period of evolution, as earlier buildings saw major renovations to update their original form and style to meet the demands of changing tastes. Six houses in the district bear the outward signs of major renovation projects over the period of ca. 1920 to ca. 1940, and it is likely that several other homes

experienced significant interior renovations that are not readily-apparent. Of the known projects from this period, it comes as something of a surprise to note that half occurred after the onset of the Great Depression in 1929 (1811 Clay Street, built ca. 1900 and altered ca. 1935; 1921 Union Street, built 1904 and altered ca. 1935; and, 1848 Clay Street, built ca. 1900 and altered ca. 1940). St. Joseph was hit very hard during the Great Depression, and experienced a high rate of unemployment coupled with a significant loss of population (Hopkins & Associates 2000:3). The fact that three families in this small district were able to afford major renovation projects is impressive in the midst of such general economic turmoil. Since it is not likely that all of these projects could have been accomplished without bank financing, the projects may have benefited from loan guarantees made available through the new Federal Housing Administration, which began offering loan guarantees for new construction and home renovations in 1935.

The onset of World War Two effectively establishes a concluding date to the development of the Kemper Addition, and with it, its period of significance. When the war ended and servicemen and women began to rebuild a sense of "normalcy" in their communities, they often chose to establish a home in the newer suburbs of the city to the north and east of the city's historic core. Some of the single-family residences in the district remained for many years as homes for the pre-War generation of Kemper Addition families. The stability afforded to the neighborhood by these families in the 1950s slowly eroded during the 1960s and 1970s with the passing of that generation. The overwhelming allure of the new suburbs of St. Joseph and the preference for "modern" residential forms like the ranch house left little market for the appreciation of the fine late-nineteen and early-twentieth century houses that populated the Kemper Addition. Some rental properties in the district saw formerly large apartment spaces broken up for more intensive "rooming house" occupancies beginning in the 1950s; the subdivision of some of the larger single-family houses followed in later years. It was at this time that the label of living "west of 22nd Street" began to adversely affect insurance and lending practices in this portion of the city.

The improvement of the local economy beginning in the 1950s was outwardly manifested in the district more significantly in the form of "modernizations" of existing structures, the construction of garages, and the construction of a limited number of new buildings. The depreciation of the building stock in the area left little incentive available for major renovations of buildings, and so the effect of modernization was more often oriented towards more minor, "maintenance"-related improvements, such the installation of new forms of siding and the replacement of original porch supports with wrought iron posts. The insignificance of much of the work carried out in this period did not have a major effect on the integrity of buildings within the district taken as a whole.

The deterioration of the Kemper Addition as a neighborhood began to reverse slowly in the 1980s with the re-discovery of the qualities of inner-city living in St. Joseph and with a renewed

appreciation for the character and craftsmanship evident in the buildings of the district. The renewal of the area has increased in momentum significantly since ca. 1995. Today, the district remains as an architecturally-significant collection of residences that still represent important periods of design and craftsmanship in St. Joseph's history, contained within an area that retains a distinctive sense of place among its residents.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the proposed Kemper Addition Historic District contain properties facing Union Street, Bon Ton Street, Clay Street, Kemper Street, North 19th Street, and North 20th Street, as delineated in heavy black line on the accompanying planimetric map #19 of St. Joseph, Buchanan County, Missouri.

Boundary Justification

The property in nomination contains the greatest assemblage of contributing buildings which share a common heritage of place among its residents and association with the development of the Kemper Addition during the period of significance of ca. 1880 to ca. 1940.

KEMPER ADDITION HISTORIC DISTRICT
ST. JOSEPH, BUCHANAN CO., MO

UTM REFERENCES

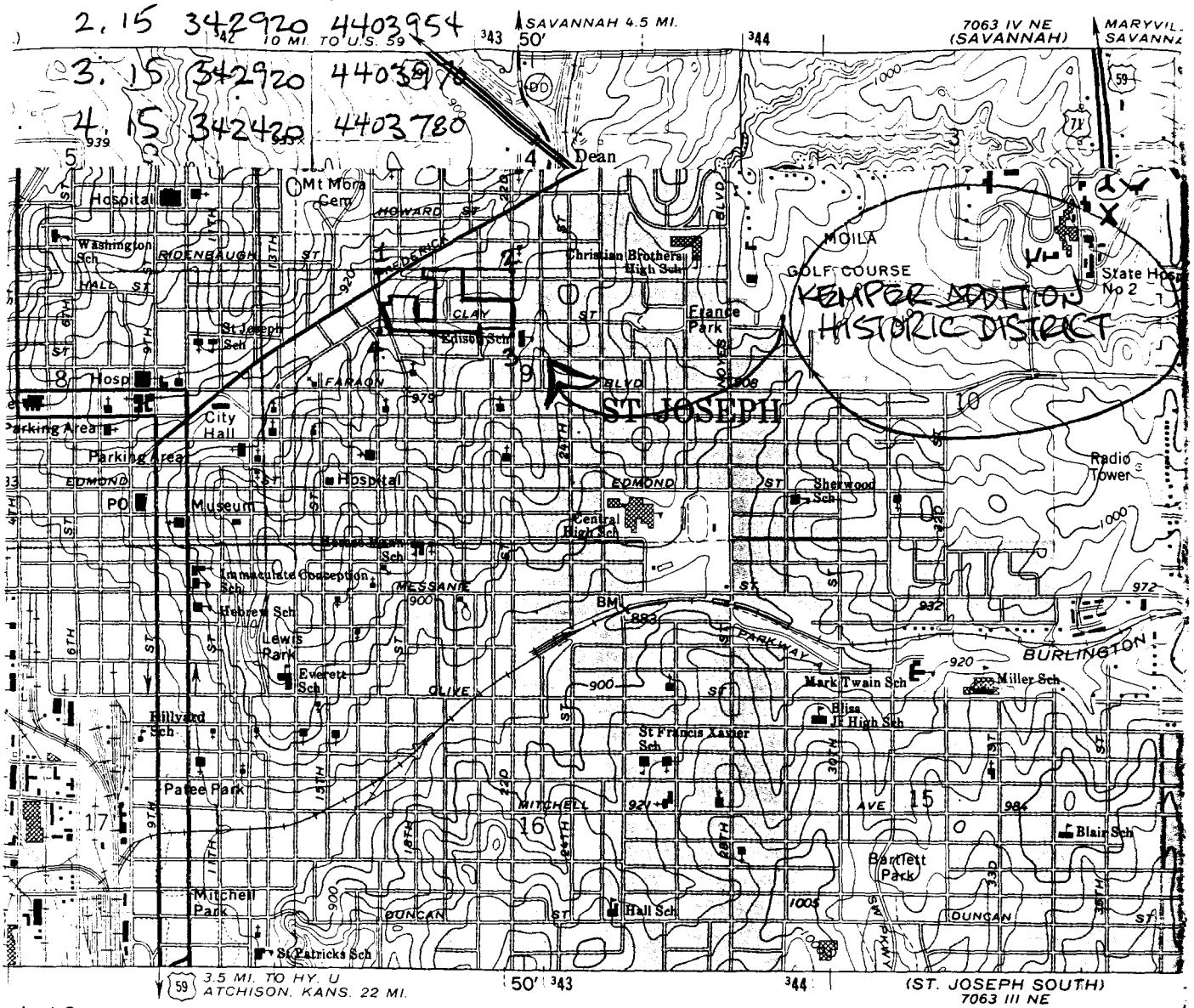
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PHOTOGRAPHS
Kemper Addition Historic District
St. Joseph, Buchanan County, Missouri
Photographer: John Linn Hopkins
Date: September, 2000
Negatives: Missouri Department of Natural Resources

Photo 1 of 15: View of 2121 Clay Street, looking northwest.

Photo 2 of 15: View of the south side of Clay Street, looking southwest from 2020-2022 Clay Street.

Photo 3 of 15: View of the south side of Clay Street, looking southwest from 1924 Clay Street.

Photo 4 of 15: View of 1923 Clay Street, looking north.

Photo 5 of 15: View of 1915 Clay Street, looking north.

Photo 6 of 15: View of the south side of Clay Street, looking southwest from 1850 Clay Street.

Photo 7 of 15: View of the Plaza Apartments, 1821-1823 Clay Street, looking north west.

Photo 8 of 15: View of the east side of Bon Ton Street, looking northeast from 625 Bon Ton Street.

Photo 9 of 15: View of 632 (left) and 634 (right) Bon Ton Street, looking west.

Photo 10 of 15: View of the east side of Union Street, looking northeast from 1919 Union Street.

Photo 11 of 15: View of the north side of Clay Street, looking northeast from 1805 Clay Street.

Photo 12 of 15: View of the south side of Clay Street, looking southeast from 1806 Clay Street.

Photo 13 of 15: View of the south side of Clay Street, looking southeast from 1818 Clay Street.

Photo 14 of 15: View along the boundary alley parallel to Clay Street, looking northeast from the garage at the rear of 1908 Clay Street.

Photo 15 of 15: View of 2001 Clay Street, looking northeast.








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