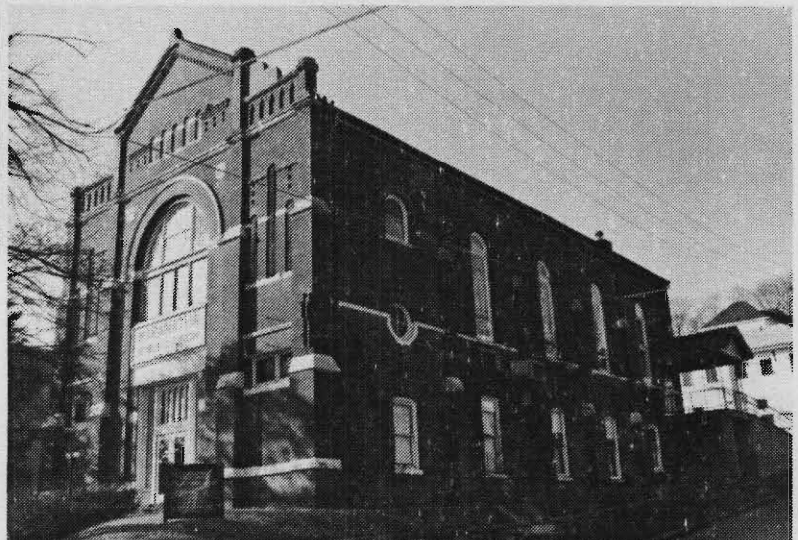
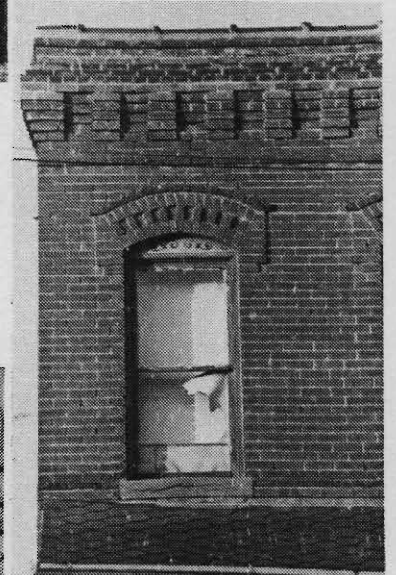




**PENN SURVEY PROJECT  
PHASE TWO  
SUMMARY REPORT**



# **PENN SURVEY PROJECT, PHASE TWO**

## **SUMMARY REPORT**

Prepared by  
**The URBANA Group**  
for the  
**St. Joseph Department of Planning and Community Development**  
and  
**St. Joseph Landmark Commission**

June 1992

This project was funded by the State of Missouri Department of Natural Resources, Division of Parks, Recreation, and Historic Preservation, by a grant under the provisions of the National Historic Preservation Act of 1966, as amended, from the National Park Service, U.S. Department of the Interior and the Department of Planning and Community Development, City of St. Joseph, Missouri.

## Introduction

This survey represents a second phase study of additional buildings in the PENN (Pony Express Neighborhood Network) area. The project was financed, in part, through a seventy percent grant from the Missouri Historic Preservation Program of the Missouri Department of Natural Resources, through federal Historic Preservation Fund (HPF) monies. The remaining thirty percent match money was provided by the City of St. Joseph, through the Department of Planning and Community Development. The URBANA Group, a Preservation Planning consulting firm based in Urbana, Illinois, was hired to conduct the survey; Alice M. Edwards, Vice President/Preservation Planner, and Joseph J. Gallagher, Cultural Geographer, conducted the project. Dale E. Nimz, Associate Planner for the City of St. Joseph, served as Project Coordinator for the City, reviewing the products initially and providing the property ownership information. Final review of the project was completed by Gerald Lee Gilleard, Survey Coordinator for the Missouri Historic Preservation Program.

Phase One of the architectural/historic survey was conducted from March through July 1988 by Mary Jo Winder who was Preservation Coordinator for the City of St. Joseph at that time. The results of the Phase One survey included documentation of 210 buildings, mostly residential in use; only nine buildings were non-residential. That segment of the neighborhood survey was roughly bounded by Mitchell Street to the south, properties along the west side of Ninth Street to the west, Messanie Street to the north, and the west side of Fourteenth Street to the east.

Phase Two of the PENN Survey began in September 1991 and was completed in June 1992. Field work was conducted in December 1991. Phase Two included the survey of a rectangular area of approximately fourteen blocks or forty acres. Phase Two is bounded similarly to Phase One, with Mitchell Street as the southern boundary, the east side of Fourteenth Street as the western boundary, Messanie Street as the northern boundary, and the west side of Sixteenth Street as the eastern boundary. The survey area includes Stewart's Addition and the east part of Patee's Addition. The neighborhood consists mostly of residential properties ranging in date from approximately 1860 to the early/middle twentieth century, with turn of the century buildings being most characteristic of this section of the neighborhood.

Documentation on 188 buildings resulted from this survey. Six of the buildings are commercial, four are churches, and the remaining 178 are residential. One building within the survey area, 625 South Fifteenth Street (#301) was a mixed use commercial/residential building originally, but is now completely residential, and was counted as such. One outbuilding, belonging to 1121 South Fifteenth Street, was surveyed separately (having its own form) due to its significant size; this building is counted within the residential building total.

The main focus of the neighborhood, in general, is the Patee House (Twelfth and Penn Streets), opened in 1858 by John Patee as a luxurious hotel with more than 100 rooms, and serving as headquarters for the Pony Express in 1860-1861. Patee was responsible for the development of the Patee addition, and much of the growth in the southern part of St. Joseph. Recognized as a National Historic Landmark, the building now houses the Pony Express Museum.

The Chicago, Burlington and Quincy Railroad (now the Burlington Northern Railroad) clips the southeast corner of the survey area, continuing to the warehouse and manufacturing area of the city to the west of the neighborhood. Plat map records indicate Patee filed his addition in 1857. The Phase One survey encompassed the earlier sections of development of this addition. Slightly over

half (ninety-six) of the buildings surveyed in Phase Two were constructed before 1900. By 1919, another eighty-one of the surveyed buildings had been constructed, accounting for another forty-three percent of the existing building stock, with eighty-one percent of the area developed before 1920.

The Phase Two area may generally be classified as a working class neighborhood, with most houses being small and relatively unadorned. City directory research indicates that at least one house along the 1500 block of Olive Street may have functioned as company housing in the early twentieth century. Teamsters and a bookkeeper from the E.W. Ray & Son Lumber Company occupied the house at 1507 Olive from at least 1900 to at least 1930. Sanborn Map evidence and limited city directory research also indicates that the area was historically integrated. In addition to residential occupations, an example of this integration is the New Hope Baptist Church, which was located at 714 South Sixteenth Street. The African American community supported this church at least from 1897 through at least 1911. The historic working class character of the survey area is reinforced by the building types found (see "Architectural Styles and Building Types").

## Objectives

This identification and evaluation activity gathered information on the architectural/historic resources of the east section of the PENN neighborhood. In a broader interpretation, this survey contributes to the local (and state) data base on historic properties, continuing to expand readily accessible information on the city's and state's cultural resources. The survey will assist in daily operations of the local historic preservation program, where significant properties can be targeted for local assistance and incentives.

## Methodology

An intensive level survey, this project consisted of field survey and archival research. This project makes use of the findings included in the National Register of Historic Places Multiple Property Documentation form "Historic Resources of St. Joseph, Buchanan County, Missouri," which contains three associated historic contexts relating to residential property types. Approved in 1989, this Multiple Property submission developed the following residential property types: Greek Revival Residences; Residences of Wholesale Company Owners & Investors; Victorian Style, Single Family Residences; Duplex Residential Structures; Multiple Family Residential; Vernacular Residential Structures; and Popular Style Houses. To the fullest extent possible, properties identified in this Phase II were placed in context and classified into these property types. Development of new property types or subtypes, or expansion of existing property types to amend the Multiple Property form is suggested later in this document.

Primary resource materials included Sanborn Fire Insurance Maps from 1887, 1897, and 1911. The wealth of building permit records dating from 1885 were of substantial use. City directories, available from 1860 through the 1930s in increments of approximately every two years, were used as project time permitted.

The survey followed the "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation." All pre-1946 buildings were surveyed, regardless of their integrity or condition. Information gathered includes identification of materials, plan shape, roof shape, construction, and building date, supplemented by an architectural description of building features

such as porches, architectural details, and alterations. As a general policy, the surveyors remained on public property (i.e. the front sidewalks or streets); no private property was accessed. The statement of significance includes information available on the history of the building, the building's contribution to the neighborhood, and the building's property type category and significance. Outbuildings are noted with brief descriptions. At least one 5" x 7" black and white photograph is provided for the main building on each property. The base map includes each inventoried property's number keyed to a building footprint. This report serves as the final product of the project, providing an overview, summarizing the survey findings, and making recommendations for future study.

## **Project Participation**

In an effort to create community awareness of this project, a news release was provided to area media shortly before the survey field work was conducted December 9 through 13. The news release gave such project information as the field work dates, project purpose, area to be covered, type of information to be gathered, and a brief background on the consultants. The Saint Joseph Telegraph, a weekly newspaper, gave front page coverage to the project in its December 12, 1991 issue.

The surveyors were also equipped with copies of the news release to use as a handout in the field if residents were particularly inquisitive. At least one resident called the Planning Department to confirm the information.

The consultants also attended the regular meeting of the St. Joseph Landmark Commission, open to the public, held December 12 at 4:30 p.m. At that point, the field work was nearly complete, and an overview of the project and initial findings was given at the meeting.

## **Inventory Form Data**

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

*Reference numbers* were given to all buildings surveyed, continuing from the numbering system from Phase One of this survey to the best extent possible. The reference numbers are keyed to the survey map for this Phase Two. Numbers for this project begin with 206 and end with 392. Buildings shown on the map but without numbers are mostly outbuildings identified on the survey form for the principal building on the property. A few of the buildings are modern, and at least two of these are mobile homes.

The negatives and contact sheet prints for the resources within this survey area are on file and available to the public at the Department of Planning and Community Development, City Hall. For each main building surveyed, a 5" x 7" black and white photograph is available; photographs were generally not taken of the outbuildings (i.e. garages and shed) which were also surveyed, however, some of the more significant and representative garages were photographed, as well as "streetscape" views of several alleys.

The *building date* was derived insofar as possible from the building permit records, available through the Planning Department, which date from 1885. When these records were not available for a property or were not clear, Sanborn Fire Insurance Maps were used to clarify/verify building dates. Professional judgement was used, based upon Sanborn Map evidence and any building permit evidence. The Sanborn Maps available for the survey area date to 1887, 1897, and 1911. The 1887 map includes only the southernmost section of this survey area.

*Changes (Addition or Altered)* applies to modern additions or alterations. Many buildings have had later (not original) porch additions or rear wings added, but when such changes appear to date before 1940, they are not listed as changes, as these changes are "historic." Typical changes include artificial siding and modern iron trim replacing original wood posts on porches.

*Exterior Condition* is a subjective determination, and is a separate determination from a building's integrity. A building may be in poor condition, but retain much of its historic fabric, therefore possess a high degree of integrity. Such is the case with several buildings within the survey area which have been "red-tagged." A "red tag" is a notice by the City Building Regulations Supervisor that the building's condition violates the building code.

## **Architectural Styles and Building Types**

The buildings within this Phase Two survey area, in general, are not overwhelmingly stylistically influenced, nor may many be classified by commonly used vernacular categories. Buildings identified as having "no style" number ninety-nine, accounting for approximately fifty-three percent of the total buildings surveyed. This is not to diminish the significance of the buildings. Many of these houses simply do not fit an architectural stylistic classification or a definable vernacular building type. However, overall, these buildings do much to contribute to a sense of time and place within the survey area. As vernacular building types are defined by building plan or shape, these "no style" buildings have either mixed forms or irregular forms and no stylistic features which allow their classification within the definitions of property types in the Multiple Property Documentation form "Historic Resources of St. Joseph, Buchanan County, Missouri," or the suggested classification from the Missouri Historic Preservation Program. Similarities of form among some of those buildings identified as having no style occur but do not clearly fall within a recognized vernacular building category. Buildings at 805 South Fourteenth Street, 807 South Fourteenth Street, and 1120 South Sixteenth Street display a similar square or slightly rectangular floor plan and a medium-pitched, cross-gable roof. Among those buildings identified as having no style is a pyramidal cottage variation with gable projections to the front and/or rear. Examples of these structures are 711 South Fourteenth Street, 719 South Fifteenth Street, 805 South Fifteenth Street, 1513 Olive Street, and 1515 Olive Street. Other variations of the pyramidal cottage with gable projection(s) and a truncated hip roof are 612 South Fifteenth Street, 910 South Sixteenth Street, 912 South Sixteenth Street, and 914 South Sixteenth Street.

Approximately twenty-three percent, or forty-four buildings, fit classifications for vernacular architecture. Those types include the Gabled Ell (11), Four Square (10), Shotgun (9), Pyramidal Cottage (7), Open Gable (6), and the Side Hall Plan (1). Examples of the Gabled Ell building type are found on South Fifteenth and South Sixteenth Streets. Probably the most intact example of this building type is 820 South Fifteenth Street. While the building has a T-plan overall, its front appearance is that of an L-shape, and its intersecting gable roof (ridge lines equal in height), facade with gable end and side wing, and reentrant angle porch with entrances are defining characteristics



of the type. This particular example is notable for retaining its original clapboard and sawn shingles. Other examples of the Gable Ell type include 711 South Fifteenth Street, 726 South Fifteenth Street (altered porch), 730 South Fifteenth Street, and 708 South Sixteenth Street. While the distribution of Gabled Ell buildings in the survey area may be indicative of the idiosyncracies of individual town growth and individual builder choice in the late nineteenth century, this form is most apparent in towns that grew rapidly in the 1880s and 1890s as a result of railroad expansion and which required more working class accommodation (Jakle, Bastian, and Meyer, 1989:163). The existence of the Chicago, Burlington and Quincy Railroad just south of the survey area and the construction of sixty-four percent of the Gabled Ell buildings and forty-nine percent of all buildings in the survey area in the 1880s and 1890s would tend to support this theory.

Among the examples of the Four Square building type found in the survey area are 608 South Fifteenth Street, 1105 South Fifteenth Street, and 720-722 South Sixteenth Street. The most outstanding example of the type is 807 South Fifteenth Street, which retains a high degree of integrity and is impeccably maintained; a historic garage is also on the property. Characteristics of this building type include a square or nearly square plan, a hip roof, one story full-facade porch, roof dormers, and two story height. This property type is defined under the "Popular Style Houses" property type, "Suburban Growth in St. Joseph, 1900-1929" associated historic context, of the "Historic Resources of St. Joseph, Buchanan County, Missouri" Multiple Property Documentation form. Four Square buildings in the survey area are characteristic of the 1865-1919 construction era and occurred at a time when mass produced stock materials were more accessible and when utilitarian design was popular especially in small towns of the newer Middle West (Jakle, Bastian, and Meyer, 1989:141).

This section of the survey retains some excellent examples of the Shotgun house type. Included among the finer examples are 712 South Fifteenth Street, 922 South Sixteenth Street, and 924 South Sixteenth Street (also known as 1523 Lafayette). These examples retain a high degree of integrity, and are one story, one room across, front gabled, and have facade entrances, all defining characteristics of the type. This property type is included under the subtype "Gable Front Structure" under the "Vernacular Residential Structures" property type, within the associated historic context of "Wholesale Distribution in St. Joseph, 1866-1914," of the "Historic Resources of St. Joseph, Buchanan County, Missouri" Multiple Property Documentation form. Shotgun buildings are well suited to working class neighborhoods where residential lots of modest width prevail (Jakle, Bastian, and Meyer, 1989:145). This type of structure also has a strong association with African American communities. Shotgun buildings fall within the 1865-1919 construction era with most of them constructed in the 1880s or early 1890s as is the case in the PENN survey area (Jakle, Bastian, and Meyer, 1989:141).

Examples of the Pyramidal Cottage house type include 801 South Fourteenth Street, 919-921 South Fourteenth Street, and 718 South Fifteenth Street. The Pyramidal Cottage house type is one story in height, square or nearly square in plan, and has a pyramidal or nearly pyramidal hip roof. Some of the examples in the survey area, such as 718 South Fifteenth Street, have truncated hip roofs. Among those buildings identified as having no style are pyramidal cottage variations with gable projections to the front and/or rear. Examples of these structures are 711 South Fourteenth Street, 719 South Fifteenth Street, 805 South Fifteenth Street, 1513 Olive Street, and 1515 Olive Street. Other variations of the pyramidal cottage with gable projection(s) and a truncated hip roof are 612 South Fifteenth Street, 910 South Sixteenth Street, 912 South Sixteenth Street, and 914 South Sixteenth Street. Pyramidal cottages were built on speculation for humble households and this builder form has a regional association with the South (Jakle, Bastian, and Meyer, 1989:140).

The Open Gable house type may be characterized by a gable-end facade, facade entrance, and a height of one to two and one-half stories. Side elevation dormers are common to enlarge half story spaces. Phase Two examples include 1118 South Sixteenth Street, 1413 Olive Street, and 707 South Fifteenth Street. The property type is defined as the "Gable Front" subtype of the "Vernacular Residential Structures" property type, for the associated historic context "Wholesale Distribution in St. Joseph, 1866-1914," of the "Historic Resources of St. Joseph, Buchanan County, Missouri" Multiple Property Documentation form. Open Gable buildings became popular in the second quarter of the nineteenth century and their association with the southern bungalow, as a scaled-down imitation of the latter, in Missouri has been suggested (Jakle, Bastian, and Meyer, 1989:141-142). Open Gable buildings are associated with the 1865-1919 and the 1920-1945 construction eras (Jakle, Bastian, and Meyer, 1989:142) although all the Open Gable buildings in the survey area were constructed between 1887 and 1913. The emergence of the Open Gable within the survey area may also reflect the rotation of a double-pile structure to fit a narrow lot (Jakle, Bastian, and Meyer, 1989:142).

The one example of the Side Hall Plan house type in the Phase Two area is 607 South Fourteenth Street. The house's three bay main facade block composition, symmetrical facade arrangement, and far right bay entrance are characteristic of the type.

About forty-five buildings, or approximately twenty-four percent, represent a style or stylistic influence (sometimes very slight) in the Phase Two area. Among those buildings, most represented is the Queen Anne style or influence, seen on twenty-four buildings, including one commercial building, the Wenz Building at 1421-1423 Penn Street. On residential buildings, the style may be seen as a slight influence on buildings such as 615 South Fourteenth Street, 617 South Fifteenth Street, and 1006-1008 South Fifteenth Street, where asymmetrical massing and minor details such as sawn shingles may be the only hints of the style. Other examples which are more pronounced in their features of the Queen Anne style are 602-604 South Fifteenth Street, 727 South Fifteenth Street (red-tagged), and 1007 South Fifteenth Street. While the style or influence of Queen Anne architecture may be more typically found on two and two and one-half story houses, several one or one and one-half story buildings in the survey area also reflect the style. Included among these examples are 731 South Fourteenth Street, 723 South Fourteenth Street, 909 South Fourteenth Street (altered), 1020 South Fifteenth Street, a nearly identical pair at 726 and 728 South Sixteenth Street, and 902 South Sixteenth Street. With nearly eighty-one percent or 152 of the surveyed buildings dating from 1880-1910, the period of use of the Queen Anne style, the fact that the Queen Anne style was the most prevalent style in the survey area is not surprising.

The Italianate style or influence is seen on three buildings in the Phase Two area. Houses at 901 South Fourteenth Street and 1108 South Sixteenth Street display the influence of the style, while on 1203 South Fourteenth Street the style is more pronounced. This house features narrow arched windows with hood molds, a low pitched hip roof, and a decorated cornice, all characteristics of the style. Generally an earlier style than Queen Anne, Italianate architecture dominated residential buildings from 1840-1885. With only eight percent of the buildings in the survey area dating to this time period, the lack of Italianate stylistic use is to expected.

Several of the buildings represent a combination of stylistic features, combining the Queen Anne and Italianate styles (617-623 South Fourteenth Street and 1121 South Fifteenth Street) or the Italianate and Eastlake styles (733 South Fifteenth Street, red-tagged). With an overlap in the periods in which these styles were used, the combination of these styles is not uncommon.



Three houses display Bungalow or Craftsman stylistic characteristics, or both. Particularly notable is 1411 Penn Street, a good example of a Craftsman Bungalow. This house is exceptionally well-maintained, and retains a high degree of integrity. The Craftsman style, mostly found on houses built from 1905-1930, post dates the majority of construction in this area, with 159 buildings constructed before 1905.

French Second Empire influence is seen on the nearly identical houses at 1401 and 1409 Olive. The style is completely articulated on 616 South Fifteenth Street, which features a mansard roof with dormers, molded cornice, and pedimented window lintels, all reflecting the style on this one and a half story house. It is an excellent example of the use of the style on a smaller house. This style was used mostly from 1855-1885, and as with the Italianate style, is an older style than most of the buildings in this area. Sixteen buildings in the survey area date to 1885 or before.

Moderne, Spanish Eclectic, Tudor Revival, Classical Revival, and Romanesque Revival influences are represented by one example each on buildings within the Phase Two area. As the Revival styles dominated the early twentieth century, much of the survey area pre-dates the heyday of these styles. Only eleven percent of the survey area buildings were constructed from 1920-1940; less than twenty percent date from 1911-1940.

The heaviest use of any style is seen on the three corner churches within the survey area. These include St. Paul's Lutheran Church, now Holsey Chapel, 1001 South Fourteenth Street (and 1410 Lafayette), Gothic Revival; Olive Street Methodist Episcopal Church (now Maranatha Bible Church), 902 South Fifteenth Street, Romanesque Revival; and the German Evangelical Lutheran Church (Trinity United Bretheran in Christ Church), 1001 South Fifteenth Street (and 1510 Lafayette), Gothic Revival. All brick in construction, these churches are exquisitely detailed, retain a high degree of integrity, and are excellent examples of the architectural styles which they represent. The churches, built from 1894-1903, were constructed after the neighborhood had been established, but clearly the neighborhood was still expanding. During the time frame in which the churches were constructed, nearly thirty-six percent of the housing stock of this area was built. The use of the Gothic Revival and Romanesque Revival styles was common for ecclesiastical buildings. These examples were constructed toward the end of use for these styles, although the use of Gothic Revival continued more as Collegiate Gothic or Late Gothic Revival for churches and educational buildings.

## **Recommendations**

Several buildings within this survey area have the potential to be individually eligible to the National Register of Historic Places under Criterion C for architectural significance. Included among these buildings are the three neighborhood churches mentioned above, all located on corners and within one block of each other in the survey area. St. Paul's Lutheran Church, 1001 South Fourteenth Street (#217), now Holsey Chapel, built in 1900, is an excellent example of Gothic Revival architecture. A three story bell tower, a triple rosette window grouping, denticulation, buttress-like piers, and numerous stained glass windows are among the building's many fine features. This church features a recessed residential unit to the rear, as does the German Evangelical Lutheran Church.

Located one block to the east is the German Evangelical Lutheran Church, 1001 South Fifteenth Street (#284), built in 1903, also in the Gothic Revival style. A steeply pitched intersecting gable

roof, corner bell tower with entrance and crenelated parapet, corbeling and denticulation, and numerous stained glass windows are among this building's details.

The Olive Street Methodist Episcopal Church, now the Maranatha Bible Church, 902 South Fifteenth Street (#261), built in 1894, is the oldest of the three churches, and reflects the Romanesque Revival style. Extensive brick corbels, numerous round arched openings, and a massive central facade window grouping with a quadruple rowlock round arch are among the building's characteristics.

In addition to these buildings being excellent examples of their architectural styles, the occurrence of these prominent buildings within the residential neighborhood is also notable. The presence and frequency of the church buildings, and the fact that they continue in use for religious purposes, is striking. The existence of these churches in the neighborhood may represent both establishing congregations and recognition of this area as a growing development. Sanborn Maps do not indicate previous church buildings in the area. The occurrence of churches not only in this survey area, but also in the adjacent areas, and the variety of congregations suggests a diverse population which may also have ethnic associations. In this vein, the church buildings may have functioned as social centers in addition to religious purposes.

A small portion of the survey area is recommended as having potential as a commercial historic district for the National Register under Criterion C for architectural significance and Criterion A for commercial significance. Located mostly along Penn Street, at the base of South Fifteenth Street, the recommended Penn Street Commercial Historic District includes four commercial buildings and a related residential building and outbuilding on South Fifteenth Street. The four commercial buildings meet the "Small Scale Commercial Block" subtype of the "Commercial Blocks" property type, defined in the associated historic context "Queen City of the West: Commerce in St. Joseph, C. 1865-1929," an amendment to "Historic Resources of St. Joseph, Buchanan County, Missouri" Multiple Property Documentation form. The buildings in this potential historic district include:

1421-1423 Penn Street, Wenz Building, #360 - Probably also individually eligible, this exceptionally well-detailed Queen Anne commercial building anchors the small commercial strip left here. Built in 1903, the building features a prominent corner oriel, extensive pressed metal detailing on the Penn Street facade, and fine brick detailing on the South Fifteenth Street facade. Fred Wenz, for whom the building was constructed, lived at 621 South Fourteenth Street (also in the Phase Two survey) at least through 1926. The building housed a variety of businesses over the years, including serving as a general store, a wallpaper and paint store, and a grocery store, with residential space on the second floor at times. Wenz apparently never occupied the building. He was a shoe dealer with a shoe company at 423 Edmund Street.

1501 Penn, Ziebold Building, #361 - Built in 1900, this well-detailed brick building was constructed for Matthew Ziebold, a merchant, who also had the two buildings to the east constructed. The building's architecture is representative of its time period, but does not fit a particular architectural classification. It features a chamfered entrance bay, a projecting cornice with brackets at the parapet base, and a limestone name block in the parapet, topped with a Flemish parapet gable. The building functioned through the early twentieth century as a drug store.

1503 Penn. Ziebold Block, #362 - Probably built in 1900 also, this building has a denticulated cornice, segmentally arched windows, and an intact single storefront consisting of narrow double entrance doors with a broad transom, flanked by wide storefront windows with two-light transoms. The entrance is framed with delicate iron colonettes. The building served as a meat market in 1900, but by 1906 was occupied by Ziebold himself, who operated Ziebold & Binz, a feed and fuel store.

1505-1507 Penn. Ziebold Block, #363 - This building was constructed in 1904, and is more detailed than the middle building (1503 Penn Street). It features two storefronts separated by two doors to the second floor staircases. Corbeling lines the storefront cornice space and second floor cornice. Windows have flat arches with keystones and drops. The iron colonettes framing the storefront spaces are identical to those on 1503 Penn Street. The upstairs functioned as a physician's office in 1906, while the first floor of 1505 was vacant. A dry goods business occupied 1507 Penn Street that year. Later, a shoe shop and a dry cleaner occupied the storefronts.

1121 South Fifteenth Street, #273 - Constructed in 1895 for Matthew Ziebold, this house is an excellent example of Queen Anne and Italianate influenced architecture, and historically relates to Ziebold's commercial development facing Penn Street. An arched window pair with stained glass transoms, a projecting metal cornice, and projecting molded window drip caps are among the house's fine features. This house meets the property type "Victorian Style, Single Family Residences," under the associated historic context "Wholesale Distribution in St. Joseph, 1866-1914" in the Multiple Property Documentation form "Historic Resources of St. Joseph, Buchanan County, Missouri."

1121 South Fifteenth Street REAR, #272B - This substantial outbuilding was built as a stable in 1890 for Matthew Ziebold. A one story rectangular dwelling with a rear wing occupied the 1121 South Fifteenth address at that time, along with several smaller outbuildings. The stable's varied fenestration continues to reflect its original use and the building remains an integral part of this historic grouping.

In addition to being architecturally significant, this small historic grouping is an excellent example of a turn of the century neighborhood commercial node, serving the PENN area in convenient proximity to the Chicago, Burlington and Quincy Railroad. The E.J. Glick Groceries and Feed building remains at 1502 Penn Street (#364), but in its current state of alteration, does not possess the high degree of integrity that the building on the north side of the street retains. While its second floor facades to the north and west are intact, including an original painted sign, its storefront space has been obliterated.

Further historic district recommendations have not been made for the more residential concentrations of the neighborhood for the following reasons:

1. Residential building stock of similar character and age continues to the east of this Phase Two survey, and should also be considered in any historic district grouping. The resources to the east (the east side of South Sixteenth Street, and beyond) continue in the same pattern of building types and stylistic influences; clearly the cut-off for potential significance of these resources does not run down the middle of South Sixteenth Street.

2. The nature of the existing property type definitions and registration requirements in the "Historic Resources of St. Joseph, Buchanan County, Missouri" Multiple Property Documentation form preclude inclusion of most of the buildings in this survey area.

In evaluating the resources of this survey, some consideration must be given to integrity--both of the resources individually and as a group. Individually, many of the resources are good examples of vernacular building types, but few remain unaltered. Artificial siding and porch material changes such as modern iron work appear fairly commonly, affecting the resources individually. However, when viewed as a whole, many of the resources clearly convey a sense of time and place. In many cases, the cohesiveness of the blocks and the buildings' integrity of plan/shape outweigh the relatively minor alterations that have occurred on an individual basis.

Also affecting integrity as a whole are the sporadic demolitions which have occurred throughout the survey area. These demolitions have broken the pattern of building on a few blocks and interrupted the otherwise cohesive arrangement which is characteristic of this area. Examples of voids left from these demolitions are on the 1000 block of South Fifteenth Street, where one of four nearly identical duplexes was demolished in Fall 1991/Winter 1992. Farther north, the east side of the 700 block of South Fifteenth Street has had one or two demolitions, with two other buildings (733 and 727 South Fifteenth; #295 and #296) "red-tagged" and apparently under threat of demolition.

With the existing Multiple Property Documentation form focussing more on architectural styles in affluent areas, than on vernacular building types in predominantly working class neighborhoods, the associated historic contexts should be expanded to include more about building patterns in working class neighborhoods and the occurrence of these neighborhoods in relation to the manufacturers and railroads which served as large employers. Moreover, expansion of existing property types and/or development of additional property types would be crucial to neighborhoods such as the PENN area being eligible to the National Register. The "Vernacular Residential Structures" and "Popular Style Houses" property types defined in that document could be expanded to include more building types such as the Pyramidal Cottage, Gabled Ell, and Side Hall Plan. The property type "Duplex Residential Structures" in the existing Multiple Property Document notes the occurrence of duplexes in "favored neighborhoods" and that the buildings were constructed among "the elaborate homes of St. Joseph's wealthy citizens." While some excellent duplex structures exist within this Phase Two survey, none was classified as meeting the "Duplex Residential Structures" property type because of the limiting definition. Whether expanded or newly defined, any registration requirements for vernacular building types must recognize the susceptibility of these structures to minor alterations, particularly changes in materials. As is the case in this survey area, although artificial siding may be used, the form of the building is its essence. The registration requirements for these properties must be lenient regarding these typical changes.

## **Surveyors' Observations**

Architectural/historic surveys typically arouse the curiosity of the area residents, particularly during the field work phase. The presence of strangers with clipboards and cameras staring at buildings for five to ten minutes at a time, and walking up and down streets for a week, provokes a number of comments, and reasonably so in an alert neighborhood. Characteristically, residents are unaware of a survey project, despite media coverage, as was the case with this project. People worry that taxes may be raised, or that the city will force them to make changes to their property in a

maintenance effort. Interestingly, people also suspect that surveyors may be robbers, despite the surveyors being quite conspicuous.

The residents' responses in this survey area were unique in several ways. Perhaps most notable was the number of buildings obviously occupied during the day. This area appears to be active throughout the day, and the level of neighbors' alertness and awareness is high, in effect a very strong neighborhood watch program which would seem to be a healthy neighborhood quality.

The number of canines, apparently not all for companion animal purposes, was also notable. In several situations, dogs were released from inside houses, within a fenced yard, in an apparent attempt to "warn" the surveyors. In one case, a Pit Bull Terrier was chained in a unfenced front yard, making a walk down the city sidewalk uncomfortable. The existence of crime, real or perceived, is apparently a problem.

Comments and inquiries were received from a number of area residents, but perhaps most overwhelming was the lack of awareness of this area possibly being important because it was old. Several people commented, "This dump?" Others thought that because their houses were not as large and "fancy" as other houses in town, the houses could not possibly be important.

Residents are also obviously aware of the prevalence of the "red-tagging" of buildings that occurs throughout the survey area. One neighbor commented that he thought the red-tagged duplex across the street could be fixed up nicely, but he just didn't have the money to buy and repair the property. Other residents were worried about the potential for people to break into these red-tagged buildings and occupy them for an extended amount of time, or even damage the buildings further by arson. One resident just wanted all the red-tagged buildings torn down. In any case, while the "red-tagging" may serve a function for the city, these notices may also be seen as death certificates for the neighborhood where signs of hope are needed.

While demolitions have affected the cohesiveness of several blocks within the survey area, so also has the presence of mobile homes, several of which are located within the boundaries of the survey area (for example, the 1000 block of South Fourteenth Street). This would indicate that perhaps the zoning within this area should be examined, particularly if any interest exists for this area potentially being part of a historic district.

The lack of trash collection is having impacts on the survey area as well. In addition to the obvious aesthetic influences, the cleaning up of this area would seem to contribute toward inspiring a sense of pride to the residents of the area. In addition to the lack of trash collection, several abandoned automobiles detract from the living conditions of the area.

Related to this is the apparent lack of street sweeping in this area. Also, many historic brick sidewalks remain, but most are substantially overgrown and barely visible. Attention to these details, perhaps in the form of an annual neighborhood clean-up, may help develop a sense of pride in the area as well.

Several houses in the survey area have been exceptionally well-maintained, some in blocks which are otherwise in poor condition. These residents should be rewarded for their contributions to the neighborhood and recognized for their determination not to give up.

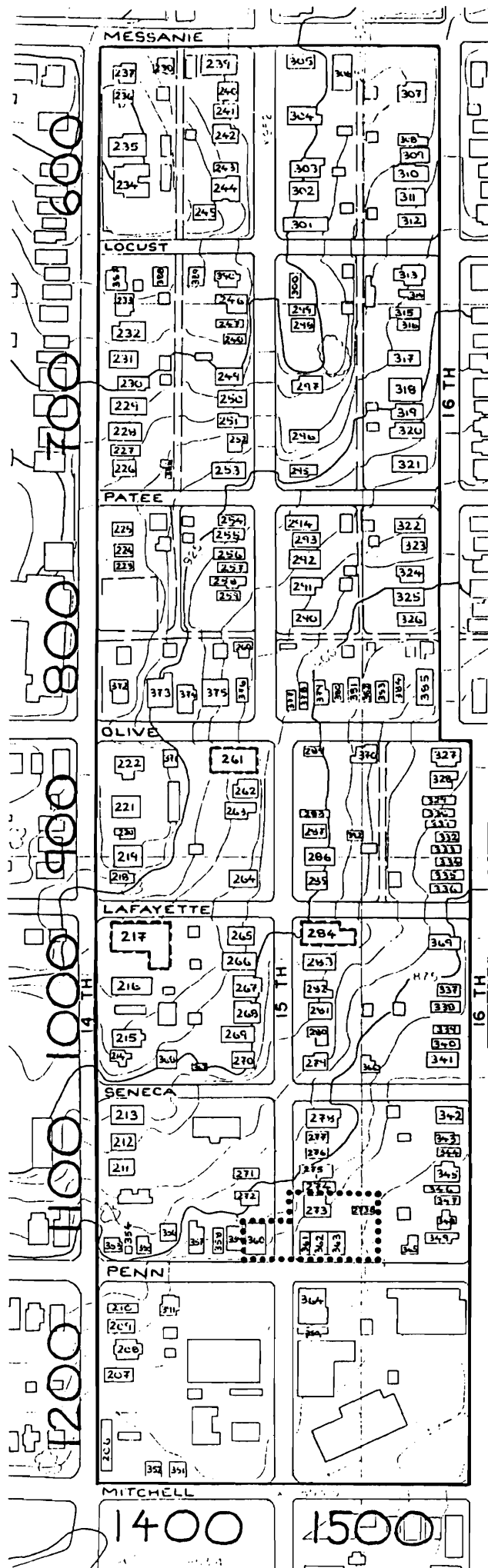
## Conclusion

The buildings in the Phase Two survey of the PENN (Pony Express Neighborhood Network) area are overwhelmingly vernacular in character and the majority of the buildings do not fit common vernacular building type classifications. The area is affected in parts by demolitions and potential demolitions (in the form of "red-tagged" structures), which break the cohesive pattern that the neighborhood originally possessed. As relatively simple structures, the houses have typically received some type of alteration, usually artificial siding. However, despite these modern changes to the neighborhood, only one occurrence of new construction has taken place (although a couple of mobile homes are present). Most importantly, the neighborhood retains a strong sense of place and time, reflecting its overall working class neighborhood character. Several important examples of late nineteenth century architectural styles are in this area, and three churches and one commercial historic district have a strong potential to be eligible to the National Register. As other architectural/historic surveys occur throughout the City of St. Joseph, the context for working class neighborhoods will improve, and allow these areas to be better evaluated. Neighborhoods such as the PENN area are equally as illustrative of the development of St. Joseph as areas such as Museum Hill. The findings of this survey, such as neighbor reactions, area conditions, and the prevalence of "red-tagging," should also be useful to point toward important programmatic needs that the City should consider addressing.

## Reference

Jakle, John A.; Bastian, Robert W.; and Meyer, Douglas K. Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley. Athens, Georgia: The University of Georgia Press, 1989.



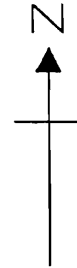


# St. Joseph PENN Survey

## Survey Area Map with Inventory Reference Numbers and Block Numbers

### National Register Recommendations

- ..... Historic District
- Individually Eligible



Scale

0 200 400 Meters

# MISSOURI OFFICE OF HISTORIC PRESERVATION

## Architectural/Historic Inventory Survey Form

### St. Joseph PENN Survey

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Reference Number:	County: Buchanan 021 BN	City: St. Joseph
Address:	Roll/Frame:	
Current Name:	Historic Name:	
Category:	On National Register?:	Is it eligible?:
Part of established hist. district?:	District potential?:	
Date(s):	Style or Type:	
Architect or Engineer:	Contractor or Builder:	
Original Use:	Present Use:	
Ownership:	Open to public?:	Legal Description:
Owner's Name/Address:		

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

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Further description:

History and Significance:

Description of Environment and Outbuildings:

Sources of Information:

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Prepared by: The URBANA Group

Date: 12/91

Organization: City of St. Joseph, Planning and Community Development Department  
St. Joseph Landmarks Commission