

# St. Joseph, Missouri

## Downtown Historic Resources Analysis:

### *Summary Report*



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for  
St. Joseph Downtown Partnership, Inc.

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The St. Joseph downtown historic buildings evaluation project was undertaken in the summer of 1999. The project was initiated by the St. Joseph Downtown Partnership, Corporation, a non-profit organization dedicated to the revitalization of downtown St. Joseph. The historic resources evaluation was conducted by Three Gables Preservation, with Deon Wolfenbarger serving as project coordinator. The project coordinator for the Downtown Partnership was Rhabecca Boerkircher, Executive Director. Assisting with the project was Greg Sekula, Historic Preservation Planner for the City of St. Joseph.

The St. Joseph downtown historic buildings evaluation project was conceived to provide a plan for listing historic resources located in the commercial core of the city to the National Register of Historic Places. Although several buildings and historic districts located downtown have already been listed, it has been almost a decade since any new listings have occurred. There is a general consensus that additional properties worthy of such designation exist in St. Joseph. Therefore, the present project was conceived to identify those resources based on the previous inventory projects completed in 1986 as well as present observations.

The citizens of St. Joseph recognize that historic resources have value -- they not only give the city its special character, but also contain information about the city's history. This history is important for present and future generations of citizens of St. Joseph as it is an integral part of the amenities that add to the quality of life in St. Joseph. In addition, each historic resource represents an investment of past generations. By protecting, maintaining, and rehabilitating these investments, the community can realize a savings in energy, time, money, and raw materials. Listing on the National Register of Historic Places not only provides recognition to property owners of historic buildings, it can also provide federal and state tax credits for certified rehabilitation projects which in turn promotes the preservation of the resources.

This report will preliminarily identify properties located downtown that contribute to St. Joseph's history. These resources may be an element of the city's historic visual character or may provide information about its past and are therefore worthy of preservation. This report will also establish priorities for the listing of these resources. The data presented herein, as well as that gathered for any National Register nominations, can also provide information for educational or tourism programs designed to increase awareness about St. Joseph's history and the need for the preservation of its historic resources. Combined with the many historic preservation planning projects already completed, it will serve as another tool to aid in the preservation of St. Joseph's historic built environment.

## **National Register of Historic Places**

Established in its current form by the National Historic Preservation Act of 1966, the National Register of Historic Places (National Register, or N.R.) is the nation's official list of historic buildings, structures, sites, objects and districts. These properties can be significant nationally, at the state level, or locally. National Register properties are determined to have significance by evaluating them against a set of established criteria and assessing the level of integrity of their historical associations. The National Register establishes four criteria for significance of a historic property, of which at least one must apply to a particular property:

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

The National Register is maintained by the National Park Service, U.S. Department of the Interior and is expanded through nominations made by individuals, historic organizations, state and local governments, and federal agencies. In Missouri, the National Register program is administered by the Historic Preservation Program of the Missouri Department of Natural Resources (also known as the State Historic Preservation Office).

Although the National Register recognizes the significance of a property or district, it does not place any restrictions or obligations on the use or disposition of the property or district. Property owners do not give up any control over their properties, and may alter their properties or even demolish them as they see fit (providing any federal action is not involved). Generally, a National Register listing enjoys recognition and increased prestige, and properties often appreciate in value due to the designation.

The National Register of Historic Places lists over 70,000 properties with a total of nearly one million individual resources--buildings, sites, districts, structures, and objects--represented. This list serves many functions. As already noted, National Register listing provides recognition of the architectural, historical, or archaeological significance of properties and districts. Under Section 106 of the National Historic Preservation Act, a National Register listing also provides limited protection from the effects of federally funded, licensed, or assisted properties. Property owners of individually listed properties or of those within a National Register district are eligible for federal rehabilitation and restoration grants when available. N.R. listing may also allow the

owners of income-producing properties to take advantage of the Investment Tax Credits (ITC) for rehabilitation expenditures.

In National Register listing, any building which is of itself worthy of preservation may be individually designated. Additionally, an area containing several buildings which collectively are worthy of preservation may be designated as a *district*. A historic district may contain within its boundaries buildings which are individually eligible for listing. Usually though, a district contains resources which may not be individually eligible when viewed singly, but which are significant when viewed as a group. The buildings which are collectively significant to the historic sense of time and place in a district are referred to as *contributing* historic resources. Often times within the boundaries of a historic district, not every building is historic, or not all historic buildings have retained enough architectural integrity to be considered “contributing” to the historic character of the district. These resources are classified as *non-contributing*.

For buildings to be considered as “contributing” to a historic district, they must minimally retain *integrity* in at least one of seven defined areas. Preferably, any building contributing to a historic district would retain integrity in four areas of integrity. While there are many historic buildings in downtown St. Joseph, some no longer retain their historic appearance or integrity due to insensitive alterations. Although the National Register recognizes that change over time is inevitable (and indeed this change can itself become historic after a period), too many alterations to a building often result in a structure which gives every appearance from the street as being modern. The key to listing in St. Joseph will be the level of integrity retained.

Before a building or district can be listed, a nomination form must be filled out and reviewed at several governmental levels -- in the case of St. Joseph, first by the St. Joseph Landmark Commission and Mayor; then by the Missouri State Historic Preservation Office and its citizen advisory council; then by the National Park Service. Some state historic preservation offices may take conservative views towards listing in the National Register, preferring to set rigorous standards for integrity as well as an acceptable percentage of non-contributing buildings. While this viewpoint maintains a high level of acceptance from the federal government, it also has the potential to deny some property owners of real benefits of federal designation. At the present, income-producing properties on the National Register are eligible for the previously mentioned rehabilitation tax credits, and in Missouri, both income-producing and private residences are now eligible for state tax credits. Congress is presently debating the development of federal incentives for private homeowners. Denial of worthy buildings into listing on the National Register may deny the property owners of these tax credits, which may in turn, have the effect of deterring rehabilitation work.

As noted, the framers of the 1966 National Historic Preservation Act did not intend for the National Register to serve merely as a list of worthy buildings. Instead, National Register listing has always been intended to serve as a catalyst for the preservation of these buildings. Therefore all properties which have the potential to be listed will deserve careful evaluation, not only for the tax credit opportunities for the owners, but for all the preservation planning actions which

stem from National Register listing. The objective of this privately-funded historic resources evaluation project was to determine the potential for National Register listing of resources in St. Joseph's downtown. In addition to the honorific and educational benefits, it is hoped that federal historic designation will serve as the catalyst for beginning or continuing preservation efforts within the community.

The evaluation of historic resources in St. Joseph's downtown and recommendations for future National Register nominations required the completion of four primary tasks. These tasks are as follows: background research, identification of contributing/non-contributing resources, resource analysis, and preparation of final report.

### ***Background Research***

Background research is key to any historic preservation project, and St. Joseph is fortunate that many research projects focusing on its historic buildings have already been completed. Although some of this information may be dated or incomplete, it is important to utilize past research in order to not duplicate previous efforts, and to build upon the work of others so that the preservation planning process may proceed. The following elements of this task were completed for this project.

- All available studies and inventories completed to date were gathered and reviewed. This included a review of: the two central business district surveys completed in 1986; the individual, district, and multiple property National Register nominations; the 1995 "Historic Resources Survey Plan for St. Joseph, Missouri"; and the 1995 "Discussion Draft for Historic Preservation Plan for St. Joseph, Missouri."

### ***Identification of Contributing/Non-contributing Resources***

A survey or inventory is a process of identifying and gathering data on a community's historic resources. Since a survey had already been conducted in St. Joseph's commercial core in 1986, it was decided to conduct a reconnaissance re-survey of the area in order to identify potentially eligible properties for listing in the National Register of Historic Places. The *Secretary of the Interior's Guidelines for Identification* distinguishes between two general levels of survey, *reconnaissance* and *intensive*. *Reconnaissance* is thought of as a cursory or brief inspection of an area. It is used to characterize resources in general, to develop a basis for deciding how to organize more detailed survey efforts. An *intensive* survey is a closer look at the area being surveyed. It should precisely and completely identify all historic resources in the area, and involves detailed background research and thorough field documentation. The 1986 survey was considered comprehensive at that time.

After a review of the data compiled in the 1986 survey, an initial field reconnaissance re-survey of all historic resources was conducted downtown. This scope of this project did not include checking the previous survey data for completeness, accuracy, or reliability during the field survey. Additionally, new inventory forms were not prepared for previously unrecorded



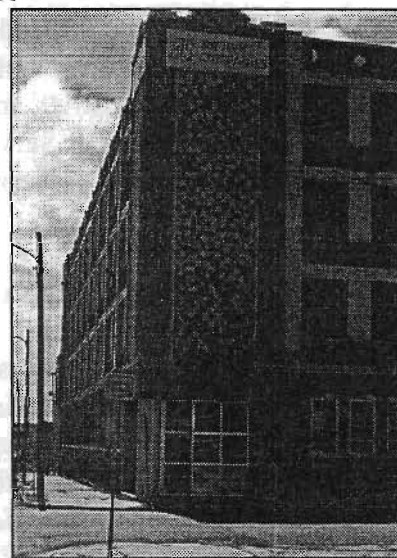
buildings. However, particular attention was paid to resources which may have only recently become old enough for consideration for the National Register (those which have just reached fifty years of age). These resources were annotated for further research.

The reconnaissance re-survey conducted for this project consisted of a literal "windshield survey" --- driving around the commercial center of St. Joseph and noting the general distribution of potentially eligible buildings. This review of older buildings visible from the public streets and roads was useful for the identification and description of districts and individual resources, and in the initial description of the general character of potential districts. Recordation of potentially eligible resources were noted on audiotape, and the information transcribed to notes and recorded on a map. Photographs were taken of resources which not only retained a high degree of integrity, but which also represented typical property types or representative views of a district. Resources initially determined to have integrity were earmarked for further evaluation. A second field review was conducted to provide a more complete inspection of the resource, reviewing general condition, historical appearance, and major changes.

### *Resources Analysis -- Final Report*

The objective of this task was to review all of the data gathered during the windshield survey and background research, make final assessments of each resource's integrity, determine contributing or noncontributing status, and make recommendations for future National Register listing efforts in downtown St. Joseph in a report. While the goal of the identification phase is to locate all historic properties in St. Joseph's downtown that meet a basic criteria of age, the analysis phase requires an evaluation of the level of integrity for each building and establishing significance for the properties. This process is what distinguishes a preservation planning program from a simple listing of old buildings. The age of a building is only one component of its historic significance. Without more substantive criteria, an older building may not meet a reasonable level of importance for future preservation.

Integrity evaluations were first made by consideration of the following general National Register factors: location, design, setting, materials, workmanship, feeling, and association. Next, the evaluations were compared against the registration requirements already established and approved by the National Park Service for specific commercial property types in St. Joseph in the multiple property cover document submission "Historic Resources of St. Joseph, Buchanan County, Missouri" and its subsequent amendments. These registration requirements were based on the analysis of each property type and its significant features, as well as a knowledge of representative properties and



*The Chase Candy Company, a contributing building in the South 4th Street Commercial District, is an example of acceptable level of alterations.*

their relative integrity. Thus it was recognized in St. Joseph that window and storefront alterations were likely to have occurred to historic commercial buildings. Additions on secondary elevations are also accepted, for example, as long as the addition doesn't overwhelm the original historic structure. The multiple property cover document outlines these types of likely alterations and defines a minimum level of accepted integrity.

In general, individually eligible resources should possess sufficiently high levels of integrity to the period in which they have historical associations or to represent the historical architectural style, form, or method of construction. In potential historic districts, however, contributing historic resources need only to relate to the historical associations or historic architectural qualities for which the district is significant. They need to have been present during the period of significance of the district, relate to the district's historical or architectural associations, and possess integrity -- although not necessarily to the same high degree as individually eligible resources. Non-contributing resources include those resources which were not present during the period of significance, do not relate to the history of the district, or due to alterations, disturbances, additions, or other changes, no longer possess a high degree of integrity in the areas listed above.

Evaluation of significance was made by considering the historic contexts already established for St. Joseph in the multiple property cover document submission "Historic Resources of St. Joseph, Buchanan County, Missouri" and its subsequent amendments. Buildings were reviewed for their associations to one of the contexts listed below, or their potential to contribute information to a context not yet identified or submitted.

**Historic Contexts from St. Joseph's multiple property submissions**

- Exploration and Fur Trading in St. Joseph, 1799-1826
- Early Settlement and Trading in St. Joseph, 1826-1843
- Western Outfitting in St. Joseph, 1843-1865
- Wholesale Distribution in St. Joseph, 1866-1914
- Queen City of the West: Commerce in St. Joseph, ca. 1865- ca. 1945
- Suburban Growth in St. Joseph, 1900-1950
- The Jewels of St. Joseph: The Parks and Parkways System, 1910-1943

A list of potentially eligible National Register properties was prepared by Three Gables Preservation based on these criterion, and presented to the St. Joseph Downtown Partnership, Corporation. With this information, priorities for National Register listings can be established, allowing the citizens of St. Joseph to utilize National Register designation as a tool to aid in the continuing preservation efforts for downtown.



St. Joseph's downtown buildings were evaluated according to the Secretary of the Interior's Standards -- first for individual eligibility to the National Register of Historic Places, then for their potential to contribute to a National Register district. In other words, there were two levels at which a building might be considered for eligibility in the National Register. As noted previously, to be listed individually a building must retain a higher level of integrity, as well as possess individual historic or architectural significance. Buildings which contribute to a historic district, however, do not have to meet quite as rigorous standards.

The evaluation of St. Joseph's historic commercial resources is summarized on the following lists and the accompanying maps. When sufficient concentrations of contributing buildings indicated the potential for listing on the National Register, district boundaries were analyzed and drawn. One problem in evaluating the National Register potential for the downtown buildings was not in finding buildings which might contribute to a potential historic district, but in finding sufficient concentrations which would warrant a district. While this statement may at first appear contradictory, it references the fact that with so much demolition in St. Joseph's downtown, potentially "contributing" buildings might be scattered blocks apart with large parking lots in between. Again, had these been found in sufficient numbers within a contiguous district, these buildings might be considered as contributing elements. Standing all by themselves, some of these buildings did not possess enough integrity or significance to be eligible individually. Therefore it is possible that for similar buildings in the downtown area that one might be noted as a contributing building for a district, while another could not be considered eligible because there were not enough other historic buildings in the adjacent area.

A criterion used to determine how close buildings needed to be to each other in order to be considered "contiguous" was visual sight lines. If parking lots, for example, did not take up more than a block's length (usually, the view that one can take within a single glance), then historic buildings could be considered still within a single district. In other words, if one could stand adjacent to a contributing building and easily see the next contributing building, then these buildings could be considered as part of one district even if separated by a parking lot that once held historic buildings. Views are important considerations within districts, as a historic sense of time and place is formed by the groupings of buildings, and not the individual buildings themselves. Another criterion used in determining potential boundaries for groupings of buildings was historic context and property types. If the buildings shared a common history and/or style or building form, they could logically be considered part of a larger historic district.

The most economical manner in listing the greatest number of buildings is through historic districts. Therefore, the potential National Register districts are listed first. However, there are many buildings located within these districts that have the potential to be individually listed. Additionally, some potentially individually eligible buildings are not found within districts; these are listed following the districts.

## Historic districts eligible for National Register listing

The most cost-effective manner in which to list the greatest number of buildings is by submitting a nomination for a historic district. This logical approach makes sense historically as well, as it recognizes clusters of buildings which share common historical associations, geographic location, etc. While St. Joseph's downtown at one time obviously contained contiguous blocks of historic buildings over a large area, demolition has altered the complexion of this once dense commercial core. In some instances, buildings are now separated by vacant lots or parking lots, or new construction has been constructed in-between. Thus it is no longer possible to consider listing all of downtown St. Joseph in a single large historic district. Instead, districts were determined by concentrations of historic buildings.

Logical boundaries were chosen wherever possible, such as streets or alleys. This led to an occasional "non-contributing" building being located on the edges of some districts. In most instances, however, these buildings were historic but were evaluated as non-contributing due to loss of integrity. In many instances, the status of these buildings could be changed by sensitive rehabilitations. Since National Register listing does carry with it the benefit of potential rehabilitation tax credits, it was deemed best to include these buildings within a district as "non-contributing" and have the option to later change this designation. A more difficult approach would be to exclude these buildings and attempt to change the boundaries later.

Four historic districts in St. Joseph's downtown were determined to have potential for listing in the National Register of Historic Places. These potential National Register districts are shown in Figures 1-4 and are tentatively called: *St. Joseph Commerce and Banking Historic District*, *Hospital Hill Historic District*, *St. Joseph Service Historic District*, and the *Edmond Street Commercial Historic District*. For each district, a list of contributing and non-contributing buildings within the boundaries is included. Present addresses are shown, along with the historic name of the building if known. Additional commentary information might refer to potential areas of significance (such as historic use of building, architect, etc.), and present condition. In the latter instance, many non-contributing buildings have notations about alterations which, if reversible, would change the status of these buildings to contributing.

## **St. Joseph Commerce and Banking Historic District**

This district comprises the majority of extant buildings in St. Joseph's central business core. It is roughly bounded by Francis on the north, Edmond on the south, 3rd on the west, and 9th on the east. Buildings in this district, for the most part, face north or south, and have addresses on the east/west named streets (see Figure 1). This is one of the features which helps to determine Edmond as the southern boundary of this district, since the extant buildings on Edmond still face north/south. The buildings south of Edmond generally face east/west, and have addresses on the north/south numbered streets. In addition, the buildings in this district have common historical associations, with many banking, office buildings, and department stores located within its boundaries. Several buildings are designed by architects, and have architectural features which distinguish them from the more utilitarian buildings to the south. Included within the boundaries of this district are buildings and/or districts which are already listed in the National Register. A list of contributing and non-contributing buildings follows. Those followed by an asterisk (\*) are buildings which have the potential to be individually listed.

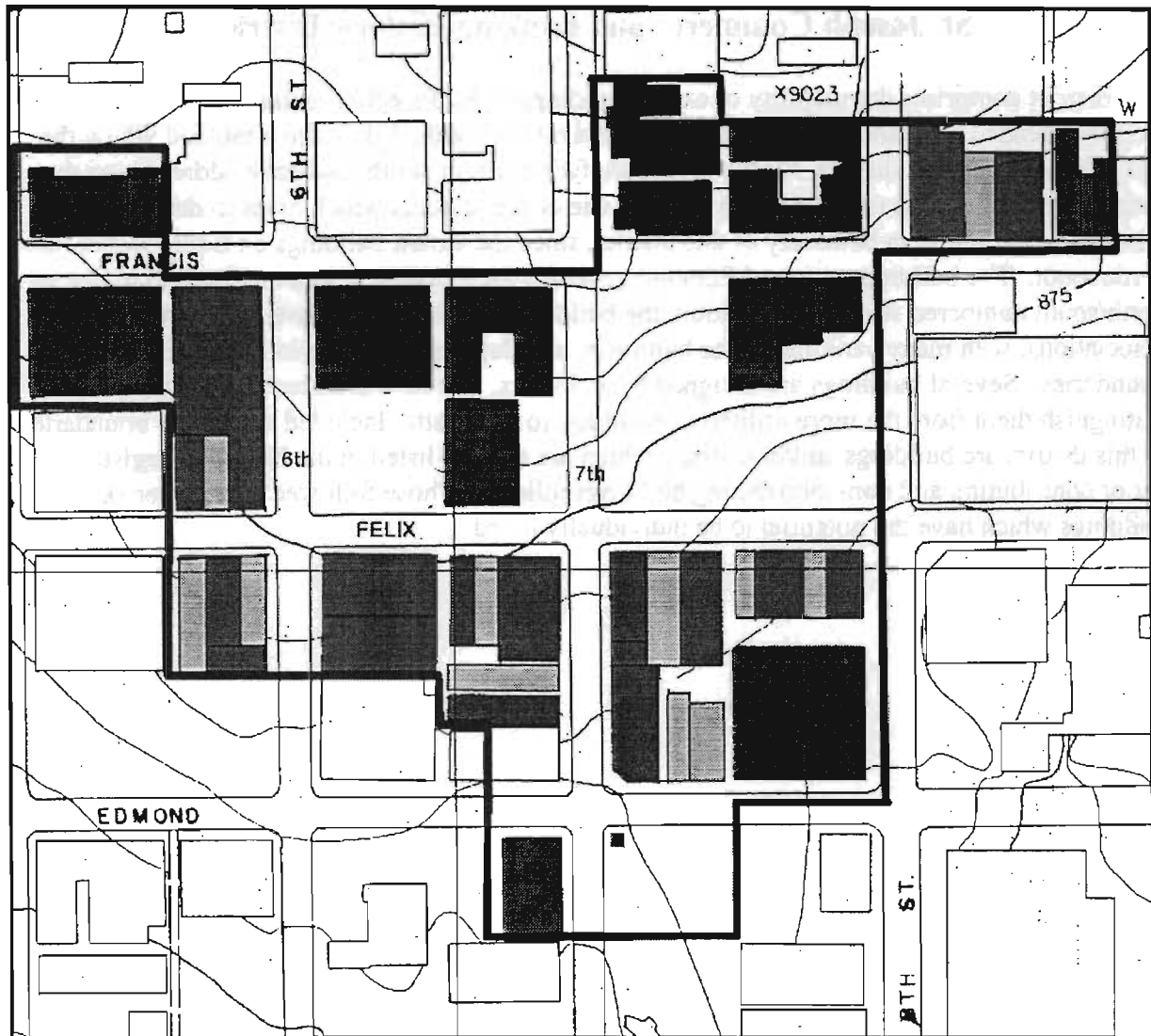


Figure 1  
*St. Joseph Commerce & Banking Historic District*

- Contributing buildings
- Non-contributing buildings

### Contributing Buildings

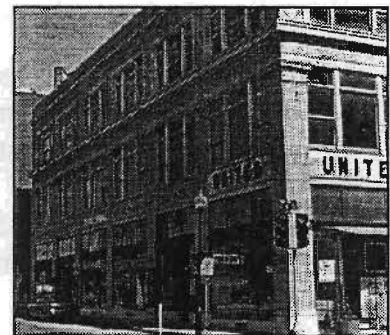
- **515 Felix.** Lehmans. Currently in process of removing siding. Second story windows still closed down, but third story intact (including historic windows).

- **521-523 Felix.** (1908) Plymouth Building. 3 story brick commercial building with terra cotta detailing which serves as an important corner anchor. Partly closed down storefront, but basic framework remains and transoms and upper windows date from historic period.\*



- **518 Felix.** Altered storefront, but original cladding and fenestration pattern on 2nd-4th stories, included two-story high windows with accentuated surrounds.

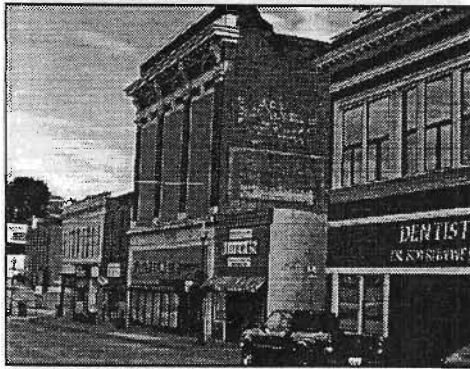
- **602-614 Felix.** (1918) Neoclassical masonry commercial building designed by Eckel & Aldrich which served for many years as the Townsend-Ueberrhein Clothing Co. Terra cotta detailing and other features virtually intact from historic period.\*



- **615-619 Felix.** (1919/remodeled 1940). Built as a Woolworth store, and remodeled in 1940 by the same company. The changes are now considered historic and are reflective of the company's program of updating its buildings.
- **622-626 Felix.** (1889) German-American Bank building. Romanesque 6-story anchor building designed by Eckel and Mann, with design assistance by Harvey Ellis. Already individually listed in the National Register of Historic Places.



- **702-704 Felix.** (1912) Neoclassical corner anchor building served as both the Leeds Woolen Mills Co., and the Newark Shoe Co. shop. Terra cotta detailing accentuates this 3 story brick building. Upper closed down windows prevent this from being individually eligible, but it still meets registration requirements for a contributing building to a surrounding district.



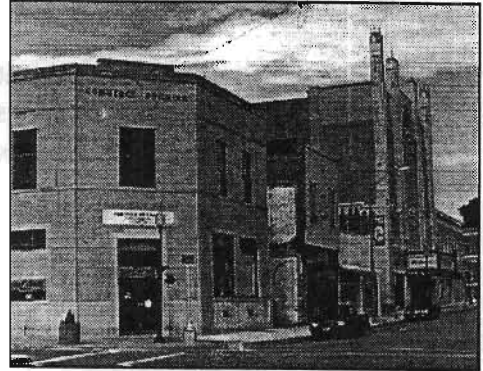
- **710-712 Felix.** (c. 1915) Neoclassical commercial building retains terra cotta entablature and 2nd story ribbon windows.
- **716-718 Felix.** (1911) 3 story Neoclassical commercial building with elaborate entablature. 2 story high windows are closed down, but storefront and window surrounds retain terra cotta detailing.

- **720 Felix.** (1883) Constructed for merchant Gottfried Zunkel. 2 story brick commercial building with wood cornice recently rehabilitated under city's facade improvement program; facade reconstructed according to historic documentation.
- **722-726 Felix.** (c. 1885/ remodeled in 1910) Altered in 1910 by H.W. Krug with stucco covering scored to resemble limestone. C. 1930 storefront alterations include carrara glass cladding.

- **620-624 Edmond.** (1889) Ballinger Building designed by Joseph Bennet. 4 story brick with original window openings, brick & terra cotta detailing intact. Storefront transoms evident but covered with protruding panels (easily removed without harming original materials).



- **701 Edmond.** Commerce Building. Mid-twentieth century brick commercial building. Simple detailing, but exterior intact.
- **713-721 Edmond.** (1926) Missouri Theater & Missouri Theater building. Already listed on the National Register of Historic Places (seen in far right of photo).

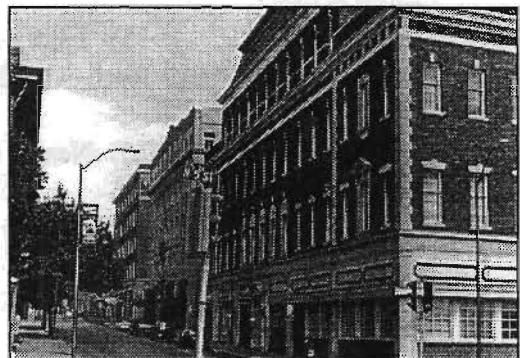


- **702 Edmond.** (c. 1930) Spanish revival/eclectic parking lot attendant's building.

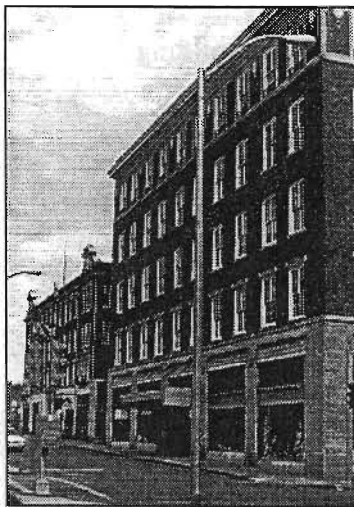
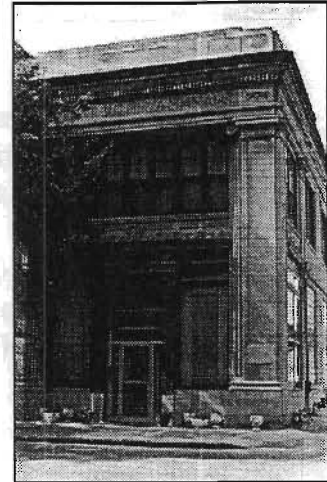


- **501-511 Francis.** (1902) Donnell Court building designed by E.J. Eckel. Original upper story windows include tripartite bays and elaborate terra cotta surrounds. Rusticated corners, storefront piers, and entry surround. Wide overhanging metal cornice.\*

- **502-514 Francis.** (1874/remodeled 1923) Pioneer Building. Originally an opera house in 1874, remodeled in 1923 to its present appearance.\*
- **516-524 Francis.** (1923) Tootle Building. Neoclassical stone building. 5th story appears to have been added after 1955.

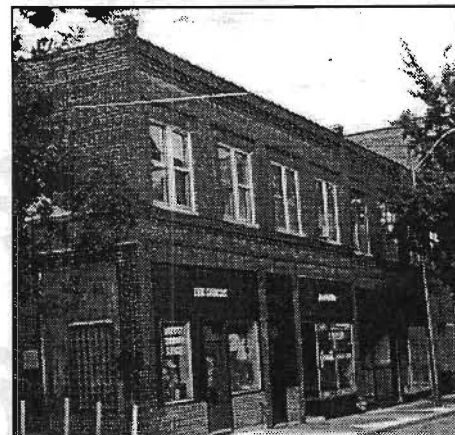


- **513 Francis.** (1921) Provident Building and Loan Association Building. 2 story stone-clad building in Neoclassical style. Presently used as a residence.\*

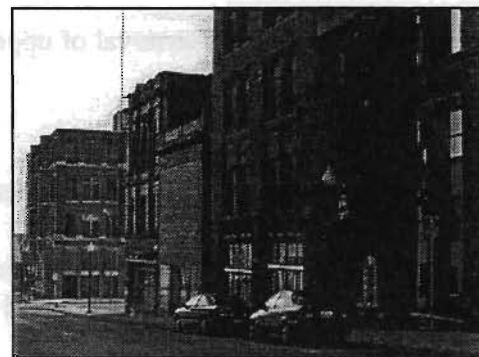
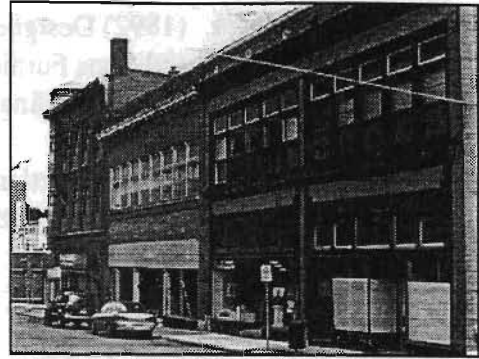


- **602 Francis.** (1909) Townsend, Wyatt, Wall Department Store Building designed by Walter Boschen. Intact storefront from historic period on this 5 story building. Brick, stone, and terra cotta, as well as a metal cornice.\*
- **612 Francis.** (1923) Kirkpatrick Building designed by Walter Boschen. 4 story building (seen in left of photo) has broken pediments parapet with cartouche and scrolled details.\*

- **711-715 Francis.** (1915) 2 story simple brick commercial buildings from early 20th century.
- **717-721 Francis.** (1915) Nearly identical to buildings on west.



- **714-716 Francis.** (1904) Designed by E.J. Eckel for William and Henry Krug. Intact storefront level includes rare transom details.\*
- **718-720 Francis.** (1910) Two story commercial building built by Schloss as an investment.
- **722-724 Francis.** (1904) 3 story commercial anchor building with faceted oriel bay. Terra cotta detailing.\*
- **723-727 Francis.** (1918) 3 story combination commercial and residential building built by the Berry Realty Investment Co. May be rare property type in St. Joseph.
- **801-803 Francis.** (1914) 2 story brick Neoclassical, leased for many years to the St. Joseph Water Company and the Stewart-Faxcett Cigar Co.
- **809-811 Francis.** (1905) One story commercial block.
- **813 Francis.** (1887) Simple 2 story brick commercial building with original upper story window detailing.
- **815 Francis.** Simple 2 story commercial building; upper story window openings remain, partly closed down.
- **817 Francis.** (c. 1910) 2 story commercial building with 2nd story oriel window.
- **201 N. 7th.** (1877) Christ Episcopal Church. Designed by Stiger, Boettner, & Eckel in Gothic Revival style. Two towers, and buttressing on south (Francis Street) side.\*
- **213-215 N. 7th.** (c. 1868 & 1906) Scott-Spratt House and Commercial Building. Early brick house occupied by Jane Scott, and later the Spratt family. The latter appended a two-story commercial building to the south in 1906.
- **109-111 S. 7th.** (c. 1920) Two-part commercial block.
- **116 S. 7th.** (1895) Missouri-Kansas Telephone building (2nd building from left as seen in photo on right) designed by E.J. Eckel. Elaborate stone detailing on 2nd & 3rd stories; storefront has carrara glass cladding from 1930s.\*



- **107-111 S. 6th.** (1892) Designed by E.J. Eckel for George Hoagland. Housed the Thomas Weigel and Sons Furniture Co. for many years. 4 story brick Queen Anne influenced commercial building has decorative features on upper stories.
- **210 N. 8th.** (1917) The Mertland. Colonnaded apartment building was one of St. Joseph's premier residential addresses.

### **Non-contributing buildings**

Many of the non-contributing buildings are historic but have been altered too much over the years to presently be considered "contributing" to a potential historic district. In many instances, removal of siding or restoration of certain features may change the status of these buildings from "non-contributing" to "contributing," thus making them eligible for federal and state rehabilitation tax credits.

- **519 Felix.** Non-historic siding has been removed, but present condition still does not retain enough integrity for listing.
- **516 Felix.**
- **522 Felix.** Maid-rite Sandwich shop. Upper stories removed.
- **616-618 Felix.** No survey sheet available. Facade alterations appear to date from c. 1940s-'50s; thus this building is worthy of further investigation and may prove to be contributing to surrounding historic district.
- **620 Felix.** Currently houses the "Knot Shop". Removal of non-historic siding may make this building contributing to the surrounding historic district.
- **706-708 Felix.** (c. 1915) Upper historic cornice remains. Removal of 2nd story cladding may reveal a contributing building.
- **714 Felix.** Removal of upper cladding on this one-part commercial block may reveal a contributing building.
- **707 Edmond.** Removal of upper cladding may reveal a contributing building.
- **709-711 Edmond.**
- **807 Francis.** One story commercial block, altered.
- **114 S. 7th.** (c. 1910) Historic cornice remains on building which formerly housed the Monroe Club. Removal of 2nd-story drivet sheathing may reveal a contributing building.

At the present time, most of Felix Street between 5th & 6th streets has not been included due to the number of non-contributing buildings present. However, several of these buildings have reversible alterations, and expanding the boundaries to include these buildings (or even beyond to include the Missouri Valley Trust Company Historic District and the present Commerce Bank) would not raise the numbers of non-contributing buildings to an unacceptable level. This alternative should be considered as it would be much easier to change a building's status (should acceptable renovation occur) from non-contributing to contributing rather than to try and expand the district's boundaries at a later date. Additionally, inclusion in the district, even if non-contributing, recognizes that these buildings are part of the historic built environment. Although their surface appearance is not historic, their mass, scale, and setback from the street are important visual components of the existing historic district.

## **Edmond Street Historic District**

This small district is located on the south side of Edmond Street between 5th and 6th streets (see Figure 2). It is composed of simple one- and two-story commercial buildings which date from the early 20th century. The buildings are oriented north-south, as are the buildings in the *St. Joseph Commerce and Banking Historic District*. However, demolition in lots between the two areas dictates that this district be nominated separately from the other district.

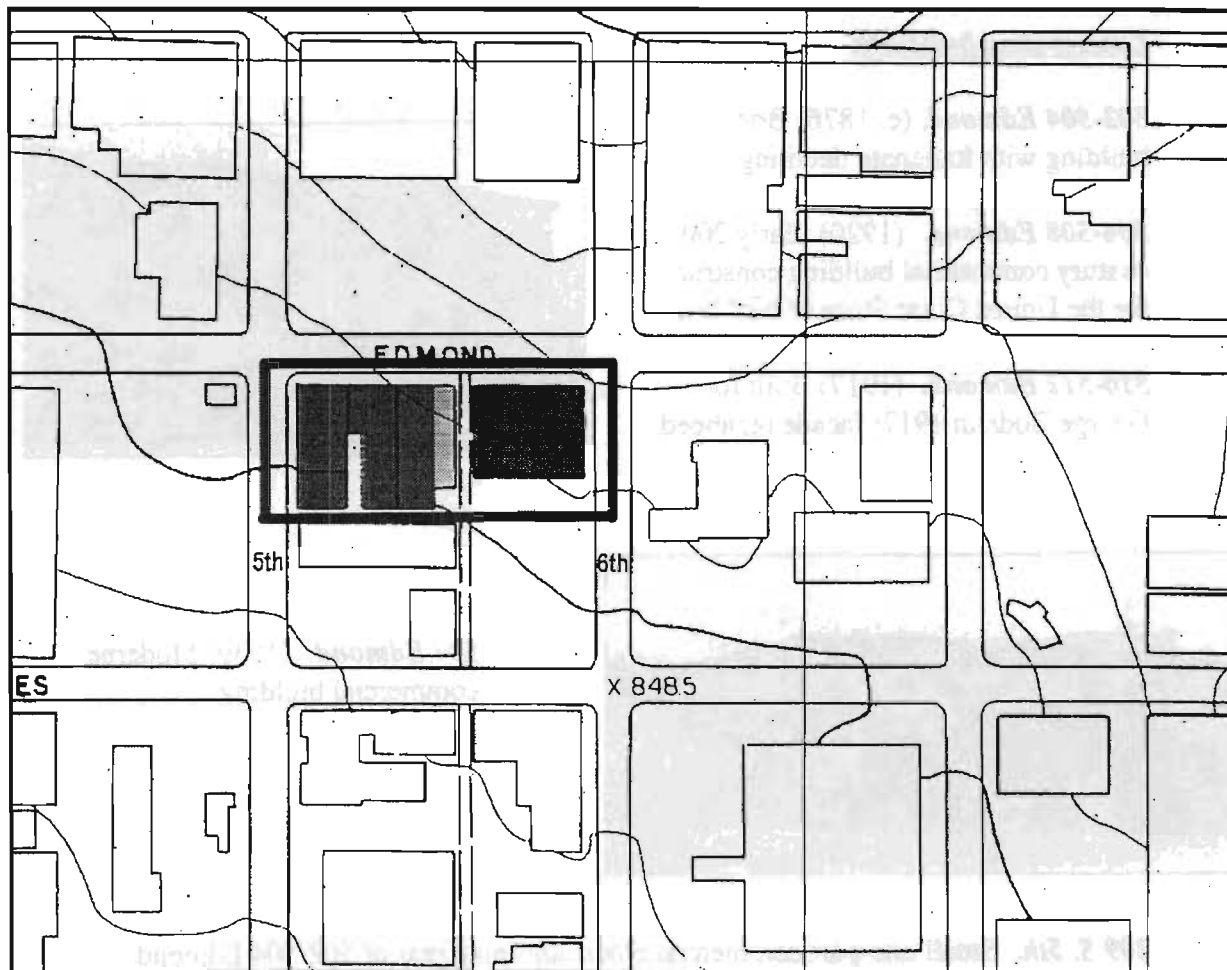


Figure 2  
*Edmond Street Historic District*

- Contributing buildings
- Non-contributing buildings



### Contributing buildings

- **502-504 Edmond.** (c. 1876) Brick building with Italianate detailing.
- **506-508 Edmond.** (1920) Early 20th century commercial building constructed for the United Cigar Store of buff brick.
- **510-512 Edmond.** (1917) Built for George Bode in 1917; facade rehabbed.



- **524 Edmond.** (1939) Moderne commercial building.

- **209 S. 5th.** Small one-part commercial block adjoining rear of 502-504 Edmond.

### Non-contributing buildings

- **514 Edmond.** (1913/1978) Non-contributing due to siding alterations in 1978.

## **Hospital Hill Historic District**

This district, located on a rise immediately north of the commercial core, contains the historic buildings associated with the hospital as well as a large number of architecturally outstanding religious buildings. These buildings provided a buffer to the residential neighborhood to the north of Robidoux. Today, the large parking lots for the hospital also provide distinct physical and visual north boundaries to the district. It is roughly bounded by Robidoux on the north, Jules on the south, 7th on the west, and 9th on the east (see Figure 3). Buildings in this district, for the most part, take up half a block or more and are large, prominent “anchor” buildings. As with the commercial district immediately to the south, several buildings are designed by architects, and have distinguishing architectural features. A few buildings located here are more recent and reflect 20th century architectural trends. A list of contributing and non-contributing buildings follows. Those followed by an asterisk (\*) are buildings which have the potential to be individually listed.

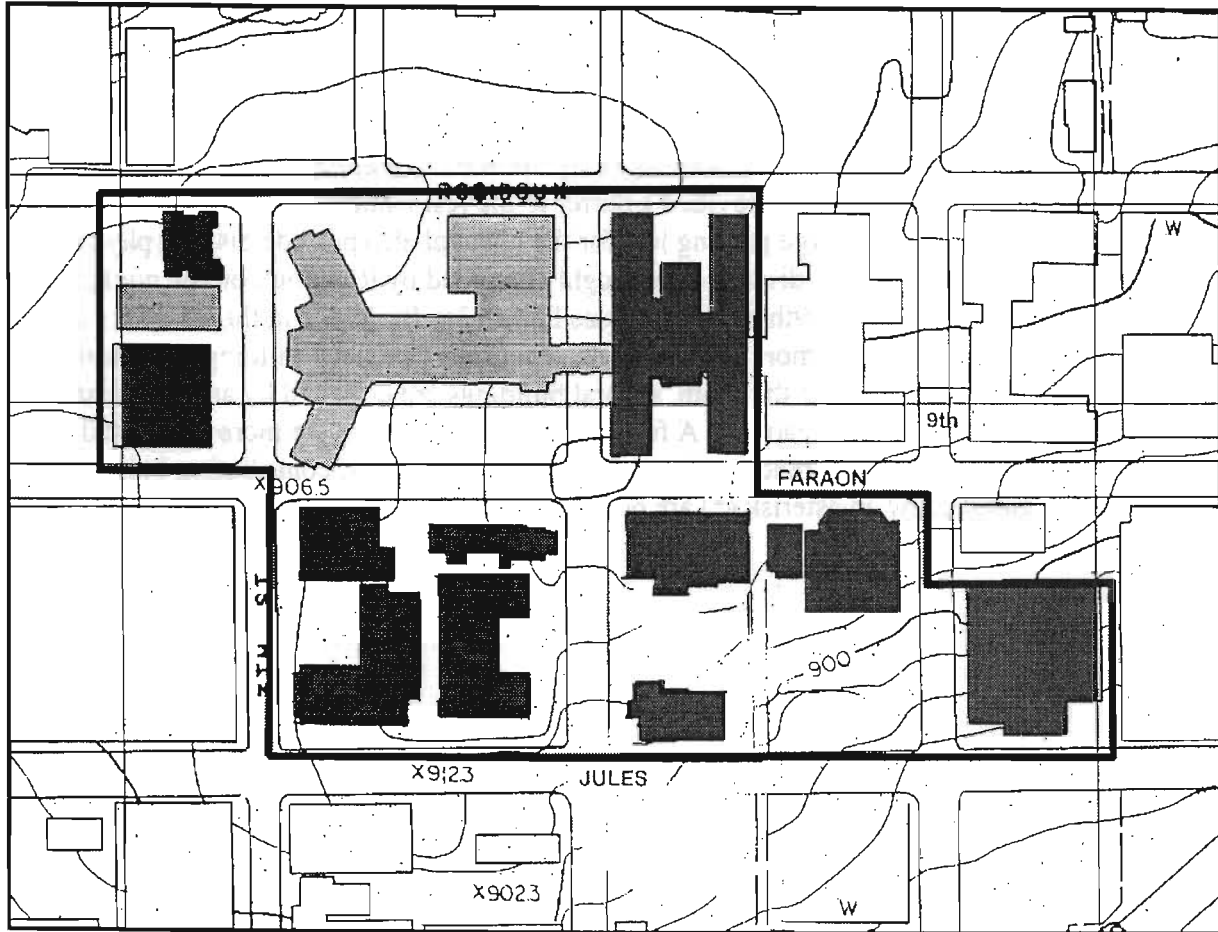


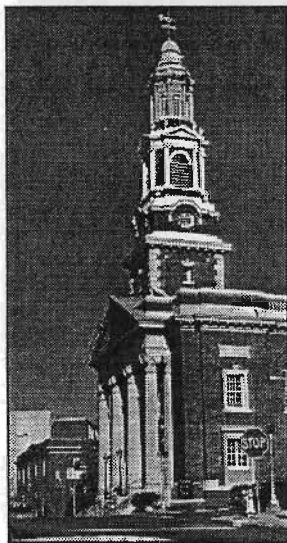
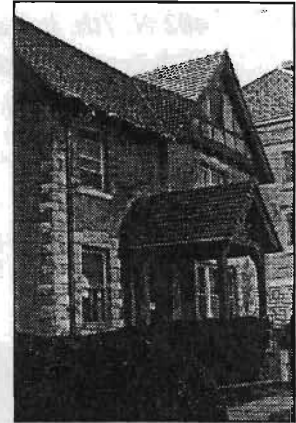


Figure 3  
*Hospital Hill Historic District*

-  Contributing buildings
-  Non-contributing buildings

**Contributing**

- **816 Faraon.** (1924-1926) Zion Evangelical Church. Designed by Eckel & Aldrich. Masonry Gothic Revival church with Greek Cross plan and attached Sunday School building.\*
- **814 Faraon.** (1924-1926) Parsonage for Zion Evangelical Church. Designed by Eckel & Aldrich. (If nominated individually, should be included as part of the church nomination).\*
- **801 Faraon.** (1915/1920) Deaconess Methodist Hospital. Designed by E.J. Eckel. Additions to building are connected by small walkways. The H-plan of the building, significant to hospital design in the early 20th century to promote air circulation and light, is still evident.
- **SE corner of 8th & Faraon.** (1909) First Methodist Episcopal Church. Brick Gothic Revival church with Greek Cross plan having two corner towers, one a full bell tower.\*
- **716-720 Faraon.** (1916) Alexandria Apartments. Designed by Eckel & Aldrich, elements from nearby churches are repeated in the design of this building, including Gothic arches and castellated parapet.\*



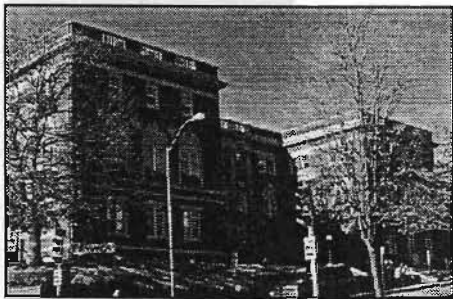
- **301 N. 7th.** (1909) First Presbyterian Church. Designed by E.J. Eckel and Walter Boschen. Brick Neoclassical church with Jacobean details features monumental two story pedimented portico. A three story school wing is attached at the rear and extends north.\*

- **422 N. 7th.** Intact Italianate residence.

- **402 N. 7th.** Italianate residence with later early 20th century porch, important social club in St. Joseph for many years (up through present)

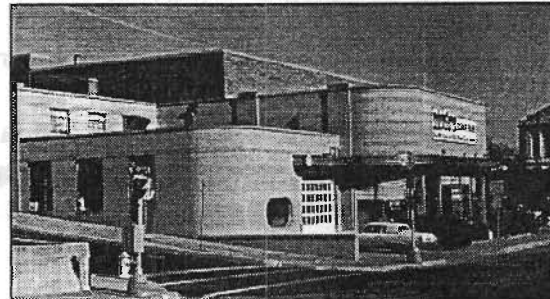


- **301-303 N. 8th.** Brick Queen Anne duplex.



- **304 N. 8th.** (1914) YWCA Building. Monumental U-shaped building with classically inspired details designed by Walter Boschen.\*

- **901 Jules.** (1950) Miller Chevrolet. Streamline Moderne, eligible by time of nomination (doesn't relate to rest of area by area of significance; eligible for architecture).\*

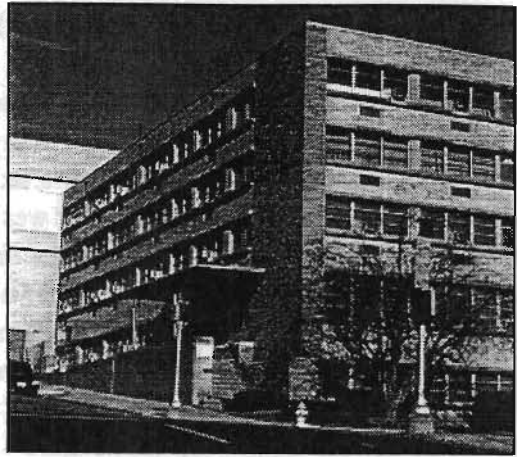


### Non-contributing

- **416 N. 7th.** Residence; alterations prevent listing.
- **701 Faraon.** Heartland Hospital, non-historic.

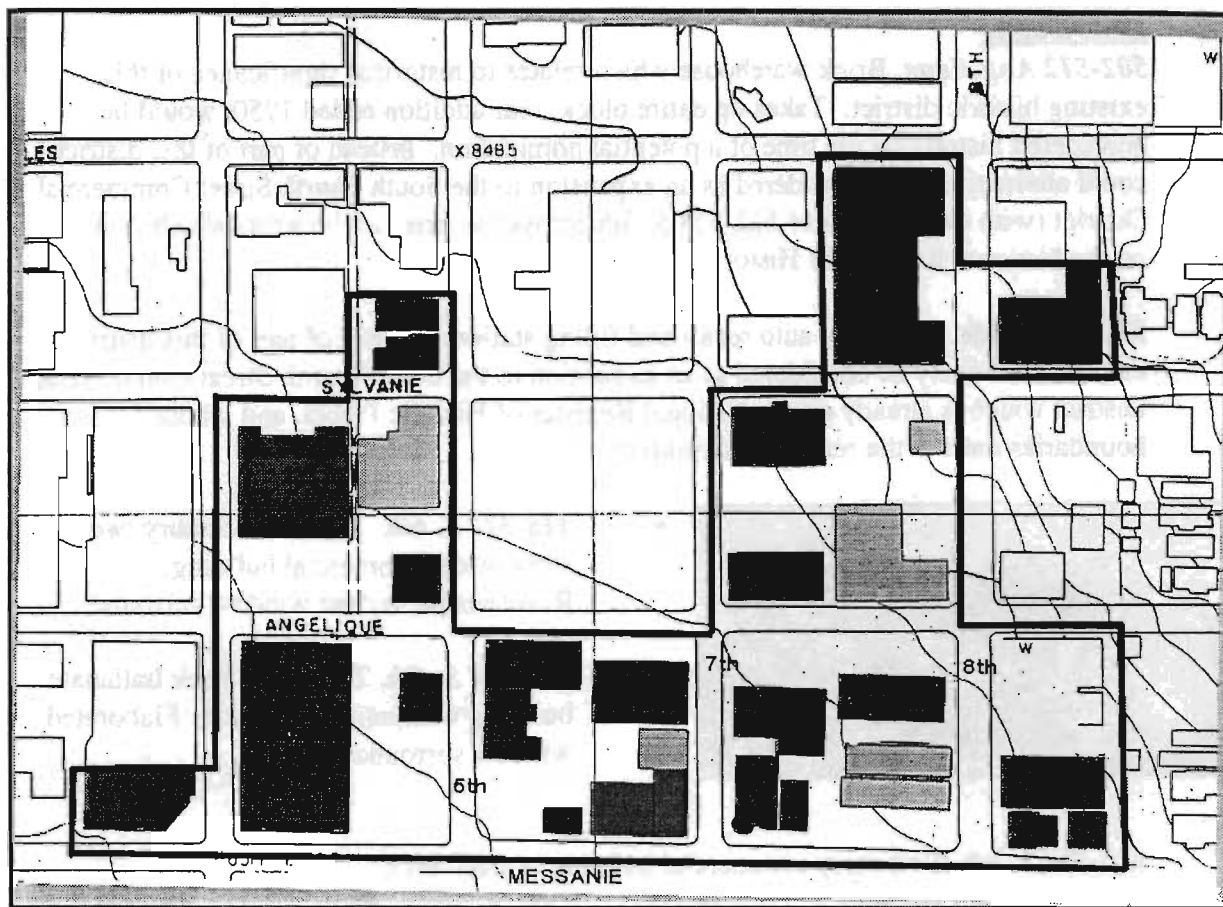
The Masonic temple on Robidoux could potentially be included in district (although it lies just north of this project's boundaries). Its function as a social/humanitarian building, rather than a commercial structure, relates historically to the *Hospital Hill* district just to the south. Due to large additions to the side, this building is probably not individually eligible; therefore, if National Register listing is desired, it should be considered when this district's boundaries are finalized.

Should a few years transpire before preparation of a nomination for this district, the boundaries could be expanded east on Faraon to include the Carder Nursing building, a good example of 1950s architecture (1955). The Heartland complex building immediately to the west was also constructed in the 1950s, but has had a floor added to the top and would probably not retain enough integrity to be considered contributing (although it would be included in the boundary expansion).



## **St. Joseph's Service Historic District**

This area is on the southern edge of St. Joseph's downtown, but differs from the central core commercial district in several ways. Many of the buildings in this area are related to the automotive industry, and were constructed in the early to mid-20th century. Buildings in this district, for the most part, face east or west and have addresses on the north/south numbered streets. Also distinguishing it from the district to the north are the simpler designs of the buildings located here. They are either vernacular versions of their more "uptown" counterparts, or are reflective of the simpler architectural styles found in the 20th century. This district has irregular boundaries due to the demolition and new construction which has occurred in this area, but it is roughly bounded by Sylvania and Edmond on the north, Messanie on the south, 5th on the west, and 8th on the east (see Figure 4). It is located on land slightly lower in elevation than the central business district to the north. A list of contributing and non-contributing buildings follows. Those followed by an asterisk (\*) are buildings which have the potential to be individually listed.



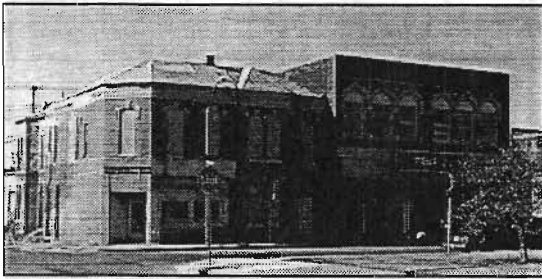
**Figure 4**  
*St. Joseph's Service Historic District*

- Contributing buildings
- Non-contributing buildings

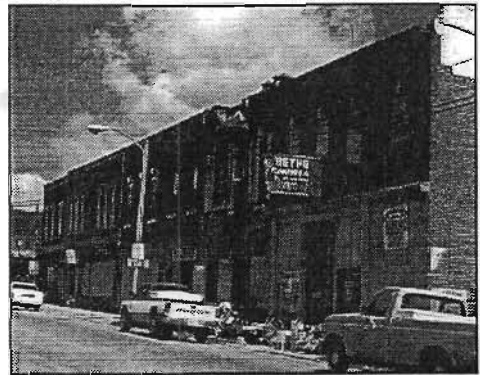


**Contributing**

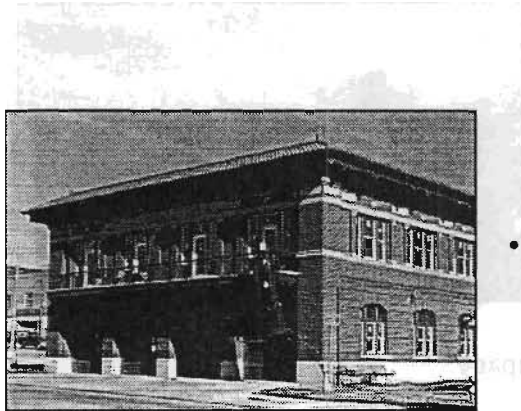
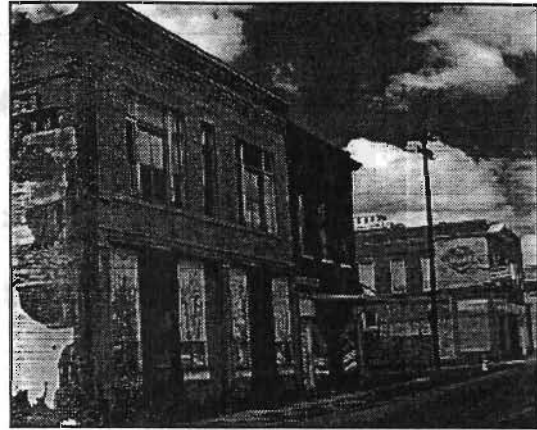
- **502-512 Angelique.** Brick warehouse which relates to historical significance of this existing historic district. Takes up entire block; rear addition added 1950, would be considered historic by the time of a potential nomination. Instead of part of this district, could alternatively be considered as an expansion to the South Fourth Street Commercial District (with the addition of 522-524 S. 5th across the street to the west) which is already on the National Register of Historic Places.
- **522-524 S. 5th.** Formerly auto repair and filling station. Instead of part of this district, could alternatively be considered as an expansion to the South Fourth Street Commercial District which is already on the National Register of Historic Places, and whose boundaries meet at the rear of this building.



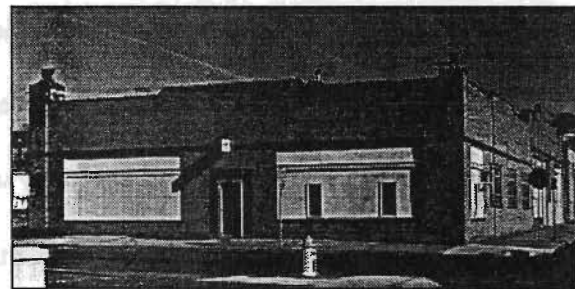
- **318-320 S. 6th.** Late 19th century two story brick commercial building. Romanesque-arched window surrounds.
- **322-324 S. 6th.** Two story brick Italianate building with unique hip roof. Elaborated window surrounds.
- **420-424 S. 6th.** Two-story commercial building of buff brick.
- **501-505 S. 6th.** (1902) Brick two-part commercial block. Altered storefront, original upper story.
- **507 S. 6th.** (c. 1890) Brick two-part commercial block. (photo shows east side of 500 block of S. 6th Street)
- **509 S. 6th.** (1912) Brick two-part commercial block.
- **511 S. 6th.** (1887) Italianate brick commercial building.
- **513 S. 6th.** (c. 1885) Woodruff's Hat Shop, a well-known fashion establishment in St. Joseph. Brick commercial building.



- **506 S. 6th.** (1913) Brick two-part commercial block with ornate cast-iron storefront columns.
- **508 S. 6th.** (c. 1910) Brick two-part commercial block with corbeled detailing.



- **704-712 Sylvania.** (1923) "New" Central Fire Station. Designed by Eckel & Aldrich. Mediterranean Revival.\*



- **425 S. 7th.** (1936) Auto garage, simple design.
- **506 S. 7th.** (c. 1935) Originally private auto garage.
- **507-509 S. 7th.** Auto garage.
- **511 S. 7th.** Auto garage.

- **701 Messanie.** (c. 1887/1909) Police station. Large prominent anchor building designed by E.J. Eckel, now serving as the National Military Heritage Museum.\*



- **609-611 Messanie.** (c. 1910) Brick two-part commercial block, at one time used for auto repair.
- **613-619 Messanie.** (c. 1890) Brick two-story commercial building.
- **621-623 Messanie.** (c. 1900) Brick corner commercial building.

- **502 Sylvania.** (1924/additions through 1939). Krumme & Berry service station/garage.



- **317-323 S. 8th.** (1912) Holliday Motor Car Company.
- **302 S. 8th.** Auto sales and service building.
- **320-324 S. 8th.** Auto sales and service building.
- **510 S. 8th.** (c. 1930) Brick one-story warehouse (motor freight station) and loading dock
- **513-517 S. 8th.** (1940) Brick auto parts store.
- **523-525 S. 8th.** (1887) Brick duplex, association with residential district to east.

**Non-contributing**

- **402-404 S. 6th.** Too altered in present condition to be considered contributing.
- **406-408 S. 6th.** Too altered in present condition to be considered contributing.
- **410-412 S. 6th.** Too altered in present condition to be considered contributing.
- **516-518 S. 7th.** Formerly auto related, too altered to be considered contributing.

- **402-406 S. 8th.** A good example of 1950s architecture, and if nomination is delayed until 2003, this building would then be considered “contributing” if integrity remains.



- **424 S. 8th.**
- **516-518 S. 8th.** Further research on date of alteration may help building’s contributing status, as would removal of non-historic alterations.
- **520 S. 8th.**

As noted in the descriptions of each building, a few buildings on the western edge of the district could alternatively be added to the existing “South Fourth Street Commercial District.” Also, consideration could be given to expanding the district to the north along 8th Street to include the Post Office and the office building at 214-224 S. 8th. Discussion of possible expansion to existing districts follows.



## Recommendations for expansion of existing districts

### Add to South Fourth Street Central Commercial District

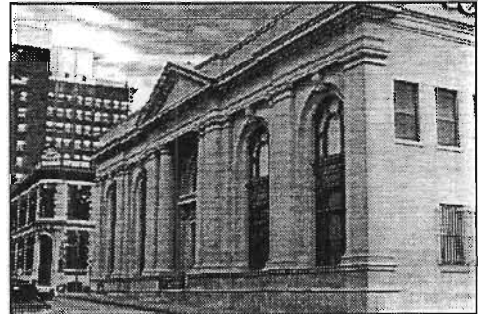
- **502-512 Angelique.** Brick warehouse which relates to historical significance of this existing historic district. Takes up entire block; rear addition added 1950, would be considered historic by the time of a potential nomination.
- **522-524 S. 5th.** Formerly auto repair and filling station. Instead of part of this district, could alternatively be considered as part of the western edge of the potential "St. Joseph Service Historic District."

### Add to residential district to east

- **317-319 S. 9th.** Commercial building, but not close enough to remainder of downtown commercial districts.

### Add to Missouri Valley Trust Historic District

- **322 Felix.** (1902) 1st National Bank Building [now Commerce Bank]. Limestone Neoclassical bank. Photo shows Missouri Valley Trust Building on the left, and Corby-Forsee Building behind.\*



## Considerations for thematic National Register listings

Multiple property nominations have taken the place of “thematic”-type National Register nominations. With the establishment and submission of several historic contexts and property types, it is possible that existing material will be sufficient to nominate a number of historic building types that are not within the boundaries of a potential historic district (or perhaps, are within the boundaries of a potential district, but will not soon be the subject of a N.R. submission). In order to provide these property owners the benefits of National Register listing in a more economical manner, a thematic-type multiple property listing could be considered. For example, since warehouses have been developed as a property type, and the associated historic context already submitted to the National Register, the remaining historic warehouses could be submitted together utilizing the existing multiple property form. Even if a new context or additional information required an amendment to the multiple property form, it is likely that this type of nomination covering several buildings at once would still be more economical than listing all of the buildings individually.

### *Eckel designed buildings*

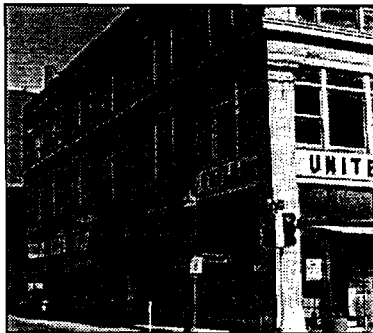
#### *Related property types:*

- Churches
- Fire stations
- Automobile-industry buildings (may require additional historic context)
- Warehouses
- Moderne architecture

## Individual buildings eligible for National Register listing

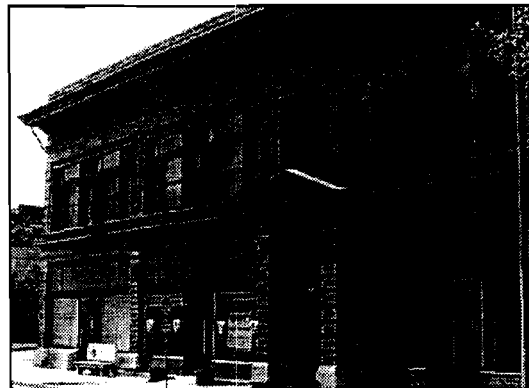
The following buildings have important historical or architectural associations with St. Joseph's history, and have a high degree of integrity. They would be individually eligible for listing in the National Register of Historic Places. Those with an asterisk (\*) following are also located within potential National Register historic districts and could also be listed in that manner; the information for these buildings is thus repeated from the earlier sections describing the potential districts. The buildings in this list are not listed in any particular order of importance or significance.

- **322 Felix.** (1902) 1st National Bank Building [now Commerce Bank]. Limestone Neoclassical bank. Photo shows Missouri Valley Trust Building on the left, and Corby-Forsee Building behind. Could be added to the Mo. Valley Trust Historic District also.\*



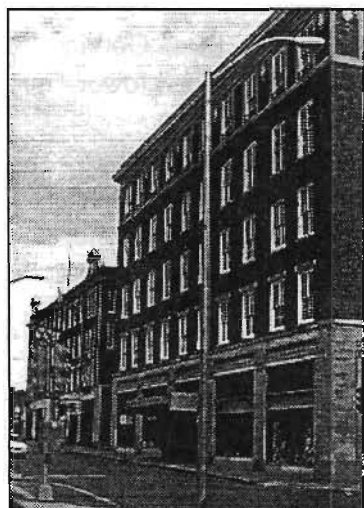
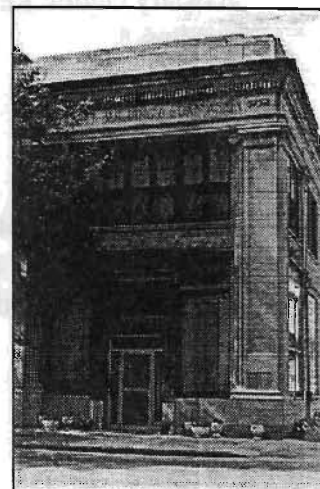
- **602-614 Felix.** (1918) Neoclassical masonry commercial building designed by Eckel & Aldrich which served for many years as the Townsend-Ueberrhein Clothing Co. Terra cotta detailing and other features virtually intact from historic period.\*

- **501-511 Francis.** (1902) Donnell Court building designed by E.J. Eckel. Original upper story windows include tripartite bays and elaborate terra cotta surrounds. Rusticated corners, storefront piers, and entry surround. Wide overhanging metal cornice.\*



- **502-514 Francis.** (1874/remodeled 1923) Pioneer Building. Originally an opera house in 1874, remodeled in 1923 to its present appearance.\*

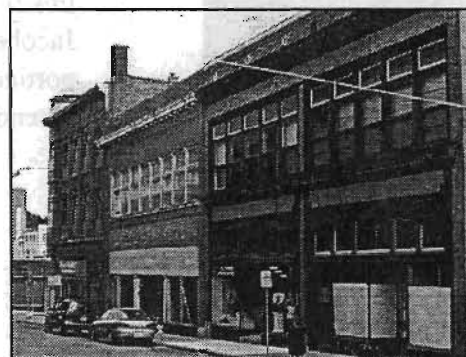
- **513 Francis.** (1921) Provident Building and Loan Association Building. 2 story stone-clad building in Neoclassical style. Presently used as a residence.\*



- **602 Francis.** (1909) Townsend, Wyatt, Wall Department Store Building designed by Walter Boschen. Intact storefront from historic period on this 5 story building. Brick, stone, and terra cotta, as well as a metal cornice.\*
- **612 Francis.** (1923) Kirkpatrick Building designed by Walter Boschen. 4 story building (seen in left of photo) has broken pediments parapet with cartouche and scrolled details.\*

- **714-716 Francis.** (1904) Designed by E.J. Eckel for William and Henry Krug. Intact storefront level includes rare transom details.\*

- **722-724 Francis.** (1904) 3 story commercial anchor building with faceted oriel bay. Terra cotta detailing.\*

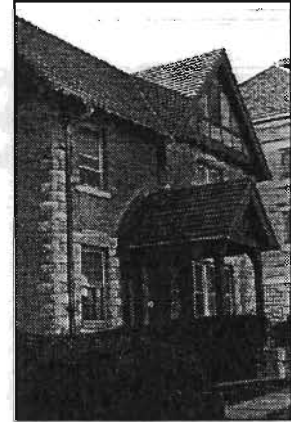


- **716-720 Faraon.** (1916) Alexandria Apartments. Designed by Eckel & Aldrich, elements from nearby churches are repeated in the design of this building, including Gothic arches and castellated parapet.\*

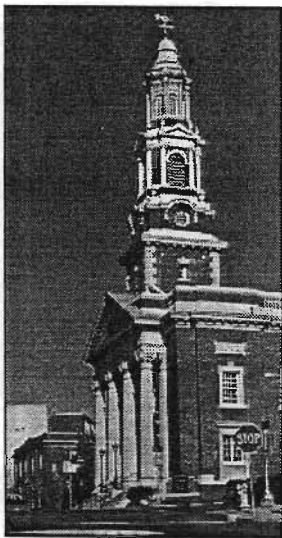


- **816 Faraon.** (1924-1926) Zion Evangelical Church. Designed by Eckel & Aldrich. Masonry Gothic Revival church with Greek Cross plan and attached Sunday School building.\*

- **814 Faraon.** (1924-1926) Parsonage for Zion Evangelical Church. Designed by Eckel & Aldrich. (If nominated individually, should be included as part of the church nomination).\*



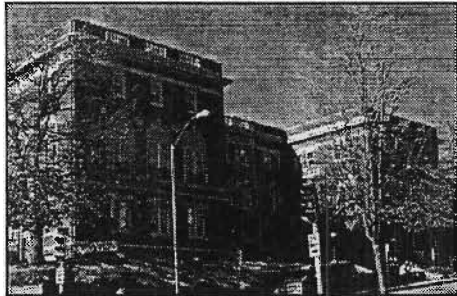
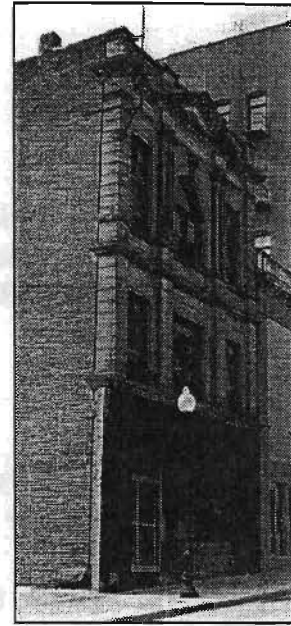
- **SE corner of 8th & Faraon.** (1909) First Methodist Episcopal Church. Brick Gothic Revival church with Greek Cross plan having two corner towers, one a full bell tower.\*
- **400 N. 10th.** (1917) First Christian Church. Brick Neoclassical church designed by Walter Boschen. Associated with nearby "Hospital Hill" district, the location of many prominent St. Joseph churches, but separated from the others by intervening non-historic hospital buildings.



- **301 N. 7th.** (1909) First Presbyterian Church. Designed by E.J. Eckel and Walter Boschen. Brick Neoclassical church with Jacobean details features monumental two story pedimented portico. A three story school wing is attached at the rear and extends north.\*

- **201 N. 7th.** (1877) Christ Episcopal Church. Designed by Stiger, Boettner, & Eckel in Gothic Revival style. Two towers, and buttressing on south (Francis) side.\*

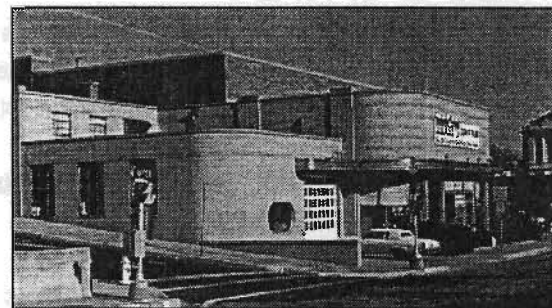
- **116 S. 7th.** (1895) Missouri-Kansas Telephone building (seen in photo on right) designed by E.J. Eckel. Elaborate stone detailing on 2nd & 3rd stories; storefront has carrara glass cladding from 1930s.\*



- **304 N. 8th.** (1914) YWCA Building. Monumental U-shaped building with classically inspired details designed by Walter Boschen.\*

- **111 N. 9th.** (1950) Trail Theater. Moderne style with cararra glass wall treatment. (Possible thematic nomination with Moderne architecture).

- **901 Jules.** (1950) Miller Chevrolet. Streamline Moderne, eligible by time of nomination (doesn't relate to rest of area by area of significance; eligible for architecture).\*

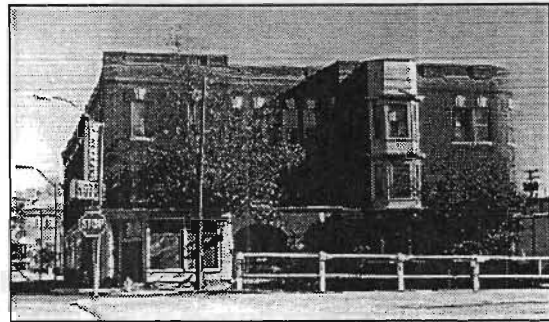


- **701 Messanie.** (c. 1887/1909) Police station. Large prominent anchor building designed by E.J. Eckel.\*

- **704-712 Sylvania.** (1923) “New” Central Fire Station. Designed by Eckel & Aldrich. Mediterranean Revival.\*



- **215 S. 8th.** (1938) United States Post Office and Federal Courts Building. Streamlined Art Deco style.\*
- **214-224 S. 8th.** (1912) American Electric Building. Neoclassical office building.
- **310 S. 5th.** St. Charles Hotel. Only known early hotel remaining downtown. Currently vacant and in need of rehabilitation. Multiple property cover document doesn't include this property type, so an individual nomination would require some additional research. (compared to other individual nominations which can utilize the MPS).



The following buildings have the potential to be individually eligible, but would require additional research and/or comparison to other buildings of their property type in order to compare level of integrity to requirements set forth in the multiple property cover document.

- **423 Main.** 2 story brick apartment building; a common property type seen in St. Joseph in an unusual location.
- **825 Edmond.** St. Joseph News Press: additions are a consideration (one is historic). Designed by Eckel & Aldrich, perhaps best suited in a thematic nomination of this architect's work.
- **521-523 Felix.** 3 story brick commercial building, corner anchor. Partly closed down storefront, but possibly individually eligible.\*
- **516-524 Francis.** Tootle Building. In spite of some window closures, fenestration patterns still recessed and evident.\*

- **723-727 Francis.** 3 story combination commercial and residential building. May be rare property type in St. Joseph.\*
- **502 Sylvania.** 1924 (additions through 1939). Krumme & Berry service station/garage.\*

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**National Register of Historic Places:  
*Listings in St. Joseph's downtown as of 6/25/99***

**Name**

Address

Date listed on the National Register of Historic Places

**Buchanan County Courthouse and Jail**

Courthouse square

8/21/72; boundary decrease 8/02/78

**Central/North Commercial Historic District (St. Joseph MPS)**

Approximately from Main to 4th between Robidoux and Francis streets and 3rd to 5th between Charles and Messanie streets

8/08/91

**Corby-Forsee Building**

5th & Felix streets

3/27/80

**German-American Bank Building**

624 Felix Street

11/24/78

**Market Square Historic District**

Originally between Edmond, Felix, and N. 3rd streets & Market Place (*demolished; revised boundaries for Missouri Valley Trust District*)

2/17/72

**Missouri Theater and Missouri Theater Building**

112-127 S. 8th & 713-721 Edmond Street

10/11/79

**Missouri Valley Trust Company Historic District**

Felix & 4th Streets

3/04/75

**Richardson, John D., Dry Goods Company**

300 N. 3rd Street

4/12/82

**St. Joseph Public Library**

10th & Felix streets

9/20/82

**South Fourth Street Commercial Historic District (St. Joseph MPS)**

Roughly bounded by S. 3rd, S. 5th, Charles and Messanie Streets

3/08/91

**Wholesale Row**

Bounded by Jules, 3rd, 4th, & Francis streets

9/19/77