

SURVEY POTENTIAL ANALYSIS BY NEIGHBORHOOD IN ST. JOSEPH, MISSOURI

June 1987  
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## PURPOSE

The survey was undertaken to rate the potentially important neighborhoods which have hitherto been overlooked. The object was to discover concentrations of architecturally important buildings, commercial or residential, and to recommend whether survey was warranted rated on a scale of one to five with one being of outstanding significance and five being of little or no significance. Those rated high on the scale may be presumed to have potential as either local districts or as nationally registered historic districts.

## METHODOLOGY

The majority of the streets of St. Joseph were assessed by a "windshield" survey by driving the streets in the winter of 1987. Winter was chosen because of the lack of foliage and thus the greater visibility of streetscapes. Generally at least one photograph was taken in each of the 22 neighborhood areas treated in this survey. The photographs are intended as far as practicable to be representative of the character of the neighborhood. Neighborhoods were distinguished by natural boundaries in some cases, such as the Missouri River or a steep hilly range; by man-made boundaries such as highway 36 or the parkway system; or by the change in the resource itself, such as a street which may separate a middle class neighborhood from a working class neighborhood, or a street which represents the edge of a late nineteenth century neighborhood from a 1920s bungalow neighborhood.

All construction dating to before ca. 1940 was considered in making conclusions and making recommendations as to further work.

All areas which have been surveyed prior to the date of this report are marked on the accompanying map with a slashed line.

The following section is meant as an overview of the history of residential and commercial development in St. Joseph as it relates to the future of survey and nomination work. There are three defined historic contexts for the residential development of St. Joseph based upon the concentric ring concept of urban development, which, with some minor distortions, holds well as a model for the historic and architectural analysis of St. Joseph. Within the three contexts there are sub-contexts which I have determined upon the basis of socio-economic class structure. Obviously, in the field of 19th century urban architectural history, there is a bias toward the high-style architectural expression of the middle and upper middle class. That does not mean, however, that the modest housing of the working class has no value in future survey work. Unfortunately, the working class neighborhoods have often suffered the most from alteration and demolition and thus offer less incentive for comprehensive survey in the future.

Each survey area is addressed as to its appropriate historic

context in the text below. Sometimes areas overlap, but a survey of the areas specifically mentioned in the text would produce a complete inventory of the given historic context being described. There is more specific information recorded on each survey area following the historic context overview.

## OVERVIEW HISTORY OF ST. JOSEPH AND THE IDENTIFICATION OF THE AREAS OF HISTORIC CONTEXT

### The first ring of residential development ca. 1855-1900

As St. Joseph grew in the period immediately prior to the Civil War, but especially in the boom years of the post war era, the neighborhoods ringing the original city location became the choice residential neighborhoods of the wealthy and middle class. The neighborhoods enjoyed distinction through St. Joseph's "Golden Age" ca. 1880-ca. 1895. The inner ring represents the largest concentration of high style architecture in the Italianate, Second Empire, and Queen Anne styles.

A large part of the inner ring neighborhoods have been surveyed to date. However, there remains a few segments which need to be added to the survey inventory in order to give a complete picture to the development of the inner ring. Survey area 4 [see text below], Survey area 11, the western part of Survey area 19, and the area to the south centered on the Patee House [to be surveyed in the FY 87 cycle of grants to the city of St. Joseph], represent the last areas of what has been defined as the inner ring neighborhoods. A heavy green line on the accompanying map defines the approximate area of the inner ring.

### The second ring of residential development ca. 1890-ca.1910

The development of the second ring of residential neighborhoods was more heterogenous than was the first and less easy to characterize. Most the area dates to ca. 1890 through ca. 1910. Where the ring extends along St. Joseph Avenue to the north there is a mix of middle and working class neighborhoods with one grading into the other primarily on the basis of location and relative position on the steep hillsides [survey areas 2 and 3]. The survey areas on the gentle hillsides overlooking the ravine which later would be developed as part of the St. Joseph Parkway are generally modest dwellings built during the 1890-1910 era by the working class [survey areas 6 and 10]. Survey areas 20 and 21, the east part of 19 and most of area 15 may also be classed with the above areas, though there are pockets, generally on the heights above the rest of the survey neighborhood on which there might be homes of the middle and even upper class. Unfortunately, many of these modest neighborhoods have decayed severely with substantial loss and alteration of historic housing stock.

The areas considered to be of particular value in future survey are areas 14 [west], 18 and part of 17. This zone was developed by the middle class during the period ca. 1890-1910, and represents the greatest potential for future historic district designation. To date there has not been a survey in any of the second ring of neighborhood growth.

The approximate boundary of the second ring development is defined by purple line on the accompanying map.

#### The third ring of residential development ca. 1910-1940

The last ring to develop historically wraps around the first and second in the broad center section of the city, extending the residential zone of the city to the east. The survey areas 7, 12, the east section of 14 and most of area 17, developed as middle class areas of residential occupancy often graduating into more modest housing types of the same period as is found in area 1, 13, and area 16.

Upper middle class development during this period developed along parts of Lover's Lane [area 8] and especially along Ashland Avenue [area 9] and also notably in a several block area along Noyes Avenue and the easternmost extension of residential development along Frederick Avenue in survey area 12. Establishing priorities of survey for these as yet unsurveyed areas could follow the approximate lines described above. For example a survey of areas 8,9 and 12 will effectively cover the much of the architecture of the upper-middle class during the period ca. 1910-1940 in St. Joseph. A more complete picture of the period housing styles would be obtained through the additional inventory of the middle class [with some upper-middle class dwelling intermixed] neighborhoods in section area 14, 7, and 17.

#### Central Business District

The central area of commercial and manufacturing development in St. Joseph is approximately 80 percent complete. Consult the map which accompanies the survey of the central business district [survey completed in 1986] to ascertain the limits of that survey. The area lightly shaded in yellow south of the central business district is the approximate area which remains unsurveyed to date.

#### Commercial strip development and nodal commercial development away from the central business district

Two major arteries historically lead from the heart of the city up onto the gently rolling plains of Northwest Missouri. Both travelled along minor stream drainages which bisect the steeply rolling hills of the riverine border. Frederick Avenue was the

most significant in terms of historic development. The commercial development which survives has been surveyed and nominated to the National Register of Historic Places as a Multiple Resource Area. The second strip development was along what is now called St. Joseph Avenue. This area [survey area #5] needs survey to complete the context of historic commercial strip development.

To the south of the central section of St. Joseph is the area referred to as South St. Joseph. This area developed historically as a residential zone for the meat packing plants which were a major element in the commercial history of St. Joseph. There grew a commercial area to serve the new population which sprang up to man the packing plants. The development of the residential and commercial area is concomitant and the two cannot be separated--both are the product of a definitively defined period of time built to serve one another [survey area #22]. It is for this reason that I have recommended that both areas be surveyed as a group rather than separated out. The development of this area cannot be effectively related to other areas of St. Joseph.

## NEIGHBORHOOD SURVEY AREAS

#1. Boundaries: Roosevelt street on the north; both sides of St. Joseph Avenue on the east; Broadway street on the south, and vacant land on the west.

The neighborhood was platted in 1899. Most housing dates to ca. 1900-1930. Most of the houses are one and one and one half story frame dwellings. There are a large number of simple late Queen Anne houses, and bungalows. The neighborhood was historically a stolidly middle class neighborhood with little variation. Most of the houses are kept in good condition though there has been some modern alteration to a few of the houses. Midblock on Logan street is a two story frame antebellum farmhouse.

Survey priority: There is little to recommend that would justify a high priority in the neighborhood, and thus an assigned priority of 4 is appropriate. However, it would be important to pick up the single pre Civil War house in the neighborhood so a spot inventory of the one dwelling is in order.

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#2. Boundaries: Madison street on the north, St. Joseph Avenue on the east, 4th street on the west and Highland Avenue on the south.

The neighborhood is part of a larger area platted in 1889. Most of the houses range in date from ca. 1890-1935. Most of the houses are frame and single story. There are late Queen Anne house types, bungalows and a few late nineteenth and early twentieth century vernacular house types. The general historic character of the neighborhood was that of a lower class neighborhood. Many of the streets are unpaved and the topography is hilly in the extreme. On hilltops and the upper ridge slopes are a number of higher quality homes which contrast to the overall impression of the neighborhood. The vast majority of the houses are in poor condition with numerous modern alterations.

Recommendations: the neighborhood would have to be in the last class of priority of survey, however, the several houses of higher quality would seem to justify a spot survey to pick them up and add to the inventory.

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#3. Boundaries: Highland avenue on the north; Rosine street on the south; St. Joseph Avenue on the east and vacant land on the west.

Part of the neighborhood was platted in the pre-Civil War years, and the west part dates to 1899. Housing dates to ca. 1890-1920s. Most of the houses are one and two story frame dwellings varying in style from Queen Anne through the Bungalow. The neighborhood appears to have been primarily lower middle class with a mixing of more imposing middle class dwellings on important higher elevations particularly along Dewey Avenue and on corner lots. This neighborhood compares favorably with the poor neighborhood immediately to the north. Houses are generally in better condition.

Recommendations: There is little of importance individually or in the aggregate in the neighborhood. However, there is value in selective survey of the best in the neighborhood to add to the inventory. Survey rating of 4.

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#4. Boundaries: Isabelle street on the north; Prospect Avenue on the west; St. Joseph Avenue on the east and south,

Most of this neighborhood was platted in the pre-Civil War years as Joseph Robidoux's addition. The housing ranges in date from the 1850s through the 1890s. The neighborhood centers on a long ridge which rapidly falls to the south toward the old central business district. To either side of the ridge are modest single story frame and brick dwellings. Dewey Avenue and Main Street are concentrations of multi story brick [some frame] dwellings built for the upper middle and upper classes primarily in the 1870s and 1880s. Styles range from Greek and Gothic Revival, through Italianate to the Queen Anne. There are a few houses in an excellent state of preservation while next door may be a complete wreck. Some houses have been extensively altered,

Recommendations: This area, though extensively deteriorated, is important to a full understanding of the early development of St. Joseph. Survey rating of 1. It is very likely that the survey area will be recommended as a potential historic district.

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#5. Boundaries: St. Joseph Avenue commercial district. Both sides of St. Joseph Avenue from its intersection with Highland on the north to the intersection with Louis street on the south.

This area is a mix of predominantly commercial buildings with some residential intermixed. Most of the buildings are one and two story brick dating to ca. 1885-1920s. There have been many losses from the streetscape in recent years so that there is a checkerboard appearance to the district with modern infill construction and vacant lots.

Recommendations: Though there is not a potential district at first glance, there are still a number of significant buildings on the street. Thus the street is recommended for a high priority category--2.

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#6. Boundaries: Moss street on the north, Corby Parkway on the south, Lover's Lane on the east, and N. 10th street on the west,

For the most part the residential housing in this area dates to ca. 1880s-1920s. Most of it is frame constructed and of a single story in height. The housing is clearly of lower class origin. Along Grand Avenue, a major traffic thoroughway there are several two story houses of obvious middle class origin. Interestingly there are three pre-Civil war houses in the area. Two are modest; one Greek and the other Gothic Revival--and the other is a large brick I-house. With the exception of the latter building almost all of the buildings are in poor to fair condition with many modern alterations. Building styles range from simple vernacular plan buildings to catalogue-plan houses through 1920s bungalows.

Recommendations: There is little reason to initiate a full survey of this relatively small area. Once again a spot survey of the early houses and the few good unaltered houses would be sufficient to an inventory.

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#7. Boundaries: Lover's Lane on the north and west, Forsee street on the south, Northwest parkway on the east.

Almost all of this residential district was built between 1920 and 1940, with few dwellings built before that period and a number built after 1940. Most of the houses are one and two story frame or stucco over tile construction. Most are bungalows or one of the many Revival styles. At the corner of Goff and Marion streets is a very large Victorian brick mansion which has had severe modern alterations. The neighborhood as a whole was built as a middle class enclave sandwiched by the Parkway system. The buildings are in an excellent state of repair and maintain their integrity.

Recommendations: The neighborhood warrants survey. There is some doubt as to whether or not it is a potential district, however. Survey rating of 3.

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#8. Boundaries: Lover's Lane--both sides of the road from Northwest Parkway on the south to the intersection of Ashland Road on the north.

This area is a middle to upper middle class residential neighborhood of generally multi-story houses of frame, stucco over tile, and brick construction. Most date to the 1920s-1930s with many post WWII modern houses interspersed and with at least one mid 19th century former farm-house [much altered]. The houses are well maintained.

Recommendations: A survey of this area would be of great value to the inventory of St. Joseph. However, there is little here to recommend an historic district. Survey priority of 3.

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#9. Boundaries: Ashland Avenue on both sides of the street. North by the intersection with Lover's Lane, south by the intersection with Noyes Boulevard. Including a small section on Crescent, Douglas, and Oakland streets west of Ashland Avenue.

The overall impression of a drive on Ashland Avenue is created by the imposing multi-story dwellings which date as early as the 1850s and range into the 1930s. Many are homes of the wealthy class side by side by middle and upper middle class dwellings. There is the single two story brick antebellum Miller House, in the Greek Revival style; a few Italianate and Queen Anne houses; and a large number of twentieth century Revival style houses and Foursquare plan house types. Interspersed at intervals are a few more modest homes of the lower middle class.

Recommendations: It is my opinion that there is a potential district along Ashland Avenue. However, because there is no immediate threat to the neighborhood, the survey and nomination should not take precedence over areas of the inner city which are under threat. Survey priority--2.

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#10. Boundaries: Maple Leaf/Corby Parkway on the north, Mt. Mora cemetery and Highly [at the east] and Lincoln street [at the west] on the south, Maple Leaf Parkway on the west and 22nd street on the east.

This is a large area and is made up of two separate additions to St. Joseph. It is unified in its development and topography. The entire area is on a gently north facing slope looking toward the valley of the Parkway system. Developmentally the area dates to ca. 1880-1925 with the majority of the housing dating to the turn of the century. Most is very modest of single story height and frame construction. There are a few brick dwellings and a few of two story height. Styles range from the Queen Anne, a few earlier Italianate houses, numerous vernacular plan houses, and a few bungalows. A few are well kept and maintained, most are in poor condition and suffered many alterations.

Recommendations: There is little in this area to recommend a high survey priority. However, there are a few houses which, due to their excellent state of repair and high integrity would warrant inclusion in the inventory. Thus, a spot survey is recommended for this area.

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#11. Boundaries: On the north is Highly street, east at the point where Highly meets Frederick Avenue, south by the commercial fringe on Frederick Avenue, west by Mt. Mora cemetery.

This area is a wide mix of styles and class of structure. Most appear to date ca. 1860s-1910 with the preponderance dating to the 1880-1890 range. There are several very early vernacular house plan types; a few modest Italianate houses, a number of middle class Italianate and Queen Anne houses, and a very few turn of the century Revival type houses. A large house of middle class origin will be side by side with a more modest single story dwelling. Many houses are in poor condition though on the whole the areas integrity has been maintained.

Recommendations: This is an important neighborhood which has the potential of being nominated as an historic district. Survey priority--1.

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#12. Boundaries: This is a mishappen area with several long appendages roughly bounded on the north by Osage and Sherman streets, west by N. 25th street, west by Noyes Boulevard, south by Frederick Avenue.

The area is a broad mix of stylistic range with most housing dating from the turn of the century into the 1930s. Some of the finest examples of early Colonial Revival, Tudoresque Cottage Revival, and Mediteranean Revival styles can be found in this area. Median date would be ca. 1910-1915. Most of the houses are brick or frame, multi-story dwellings of the middle and upper middle class. Along Frederick Avenue is a short stretch of houses built by wealthy residents. On Ashland Circle and N.25th streets are planned developments whose houses are almost all built in Revival styles and clustered in the 1910s and early 1920s. The neighborhood is well maintained.

Recommendations: It is my opinion that there is a potential district within these boundaries. However, because there is no immediate threat to the neighborhood, the survey and nomination should not take precedence over areas of the inner city which are under threat. Survey priority--2.

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#13. Boundaries: Fairley and Sublette on the north, Mulberry on the south, N. 27th on the east and N. 26th on the west.

This is a small area of modest housing most of which dates to ca. 1910-1940. Most are small single story frame dwellings. There are bungalows, Revival style housing, and very plain nondescript non stylistic houses.

Recommendations: There are a few houses in this area which would warrant inclusion in an inventory of St. Joseph, and thus it is recommended that a spot survey be made to include those selected houses. The rest of the area has no potential as a district.

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#14. Boundaries: North by Jones street, west by N. 25th street and Noyes Boulevard, south by Edmond street, and west by 22nd street.

This is perhaps the largest single area which may be grouped together as a district in St. Joseph. The median date is ca. 1910 with a few dating into the 1890s and a larger number dating to the late 1910s and early 1920s. There are several large ca. 1920 apartment complexes in the district. Styles range from the Queen Anne, bungalows, Foursquare plan houses, and many Revival style dwellings. Most of the housing was built for the middle class with a few, notably along N. 25th street, built for more affluent upper middle class residents. By and large the housing is in good condition and well maintained with a high level of architectural integrity, though blight is eating at the edges of the district to the north, part of the south and west.

Recommendations: There is in my opinion a strong case for the creation of a large district eligible for inclusion to the National Register. Survey priority--1.

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#15. Boundaries: Charles street on the north, S.22nd street on the west, S.26th street on the east, and Locust on the south.

Area is predominantly single story frame dwellings dating from ca. 1890s through the 1920s. Median date is ca. 1900. The area was generally a working class neighborhood. The area is of marginal importance with few exceptions. Along Messanie street are several commercial buildings. Many of the buildings have suffered substantial alteration and many are in poor condition.

Recommendations: There is no district in this area. At most there are a few buildings which could be spot surveyed which would add significantly to an architectural survey of St. Joseph.

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#16. Boundaries: Faraon street on the north, S. 28th street on the west, S.32nd, S.31st, and then over to S.36th, S.34th, and S.33rd streets as the boundary moves southward. On the south the boundary varies from Renick to Doniphan street.

This extremely large neighborhood is linked through its architecture though there is variation within its bounds. Most of the housing dates to ca. 1900 through 1930. Most is single story and frame constructed. For the most part the neighborhood is working class oriented with modest homes. There are numerous bungalow house types and the prevalent turn of the century catalogue house types usually with Neo-Classical details. The region is extremely hilly and as is usual there is a mix of more prepossessing houses on the hill tops. There are several large Queen Anne houses at Mitchell, Penn and S.33rd street for example. For the most parts, though there are some exceptions, the neighborhood is well maintained and relatively homogeneous.

Recommendations: There is little to recommend a full scale survey in this neighborhood. However, it would be important to add the handful of outstanding houses to the inventory.

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#17. Boundaries: Mitchell Avenue on the north, S.22nd street on the west, S.28th and S.29th streets on the east, and south on Pacific avenue.

The area here considered is a heterogenous mix of period, style and class. At the east edge of the area is a limited middle class bungalow neighborhood; On Mitchell, Sacramento, and Monterey between 26th and 28th streets is a neighborhood of middle class Foursquare plan houses, mixed with one and one half and two story catalogue type houses all dating to ca. 1910. On several streets in the area there are modern housing tracts. On a short stretch of Jackson street and Agency road there is a neighborhood ranging in date from before the Civil War through the 1920s with styles from the Gothic Revival, Italianate, Queen Anne, Neo-Classical to the Mediteranean Revival. All of the houses are of the upper middle class, and thus good representatives of their style. Likewise on a short stretch of S.20th street are some of the finest representatives of high style Italianate to be found anywhere in the Midwest. The area is well maintained,

Recommendations: It is my feeling that there is good reason to place this area in a priority category of survey. Creating a nomination as a district to the National Register of Historic Places will be challenging, but not impossible--it is most certainly a potential local district. Survey priority--1.

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#18. Boundaries: Penn street on the south, Patee street on the north, S. 28th street on the east, and the commercial/warehouse fringe lining the railroad right of way on the west.

This neighborhood is also a mixed area in class and to a more limited extent style--it is relatively homogenous in date range. The topography is especially significant in this zone. Mitchell and the east boundary, S. 28th street are situated on ridge tops while the rest of the area slopes to the north and to the west. At the top of the ridge the houses tend to be more imposing two story middle class dwellings, while as one moves downslope the houses become more modest. The predominant style is Queen Anne with a median date range of ca. 1895-1900. There are several outstanding Queen Anne mansions and several high quality more modest dwellings of the same style. There are a number of commercial buildings along Lafayette street. The area is currently threatened by blight creep from the west and north. Many houses and indeed whole blocks are in poor condition and often suffering from alteration.

Recommendations: There is a strong case for an elevated survey priority due to the threat in the neighborhood. This was and is an important late nineteenth century--turn of the century neighborhood. The area has potential as an historic district. Survey priority---2.

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#19. Boundaries: Felix street on the north, Railroad right of way on the south, S.22nd street on the east, and S.16th and S.14th street on the west.

The area in question is perhaps one of the most hard hit by slum and blight factors which has led to massive losses in the neighborhood, especially in the north half of the area. The neighborhood ranges in date from ca. 1870 through 1910s with several good examples of the Italianate and Queen Anne styles, the predominant building period styles. Historically, the area was mixed with modest working class neighborhood streets adjacent to more affluent streets which generally tend to be west, and upslope of the poorer neighborhoods. Most of the houses are in poor condition.

Recommendations: A survey of the area would add greatly to the inventory of the city. The area is continuing to deteriorate with little hope in sight--most likely a substantial portion of the existing housing will not be standing within a decade. I do not believe there is a potential district in this area, however. An intensive spot survey of the best of the housing remaining would, however be of substantial importance. Survey priority--1.

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#20. Boundaries: On the south is 36 Highway, S.8th street on the west, S.14th street on the west and Sacramento street on the north.

This area is on relatively flat ground below the steep loess bluffs to the east of it. The area was primarily working class and dates to ca. 1870s through the 1910s. The median date is ca. 1890, and thus the Queen Anne is the predominate style. Scattered at the western fringe of the area is a zone of numerous shotgun plan houses. The area is deteriorating rapidly with the bulk of the housing stock in poor condition. Also at the western edge of the area there is a mix of residential with commercial and some early industrial buildings.

Recommendations: There is little potential for a district in this area. However, it would be important to identify the pattern of shotgun housing in this area, and to pick up in a spot survey the outstanding houses, or the least altered houses or commercial buildings in the area.

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#21. Boundaries: Garfield Avenue on the west and the south along with Commercial street; east by 5,22nd street; and north by 36 highway.

This area is actually an extension of the survey area #20 cut in two sections by Highway 36. The area is primarily residential dating from ca. 1890 through the 1910s. The houses are frame with a scattering of early brick structures. Most are modest one story houses in late Queen Anne and turn of the century house types. The area is in decline and most of the houses have suffered major changes and alteration. Most are in poor condition. There are a few commercial buildings mixed into the residential area. Almost all are vacant and boarded up.

Recommendations: This area has little potential as a district. The severe alterations many have suffered renders the area even less likely. However, mixed into the area are a few houses which have not been altered and have been well maintained. Survey priority--4.

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#22. Boundaries: This area comprises the entire "South End" as it is known.

The area is surprizingly homogeneous with housing dating from ca. 1900 through ca. 1920. Almost all of it is frame and single story. The area was clearly the working class neighborhood for the adjacent packing plants. Most of the houses are in good condition though alterations are frequent; such as modern siding, removed porches, modern additions, etc. In one area centered on King Hill Avenue there is an extensive commercial area of one and two story brick turn of the century storefronts, many of which are vacant.

Recommendations: The architectural rationale for survey in this area is low, however, the historic reason for survey is high. The homogeneous character of the neighborhoods is significant. The commercial zones have some good buildings--not the least of which is the outstanding Livestock Exchange building in the stockyards itself. Survey priority--3.

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## FINAL COMMENTS

It is important to note that in much of the areas not within the boundaries of identified neighborhood zones there are significant individual buildings which will warrant inclusion in a citywide architectural survey. The southern edge of the commercial/industrial area near the river is one such area. Other areas are at the fringe areas of town. A number of interesting buildings are to found. Frequently they were country estates, often pre-Civil War such as the two story farmhouse at the southern corner of Walnut street and the Parkway Boulevard, or a huge Queen Anne country house such as that found at Lake Boulevard and the 11th street road. Others are the 1920s 66 filling station and the Queen Anne house behind it at Karnes road. There are others within the present city limits which would warrant inclusion in a spot survey.

There is a small area of approximately fifteen houses centered on Krug Park Avenue that was not included in a survey area. This small, but compact area, includes several significant dwellings and should be included in a survey schedule with a priority rating of 1. The small survey area is potentially eligible for inclusion to the National Register of Historic Places.