

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Capitol Avenue Historic District

other names/site number N/A

2. Location

street & number The 400 - 700 blocks of Capitol Avenue, 100 and 200 blocks of adjacent north-
south streets from Adams to Cherry Street. [n/a] not for publication

city or town Jefferson City [n/a] vicinity

state Missouri code MO county Cole code 051 zip code 65101

3. State/Federal Agency Certification

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

Mark A. Miles
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

11/15/05
Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

[] entered in the National Register
See continuation sheet [].

[] determined eligible for the
National Register
See continuation sheet [].

[] determined not eligible for the
National Register.

[] removed from the
National Register

[] other, explain
See continuation sheet [].

Signature of the Keeper

Date

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	107	12 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0 structures
	<input type="checkbox"/> object	0	0 objects
		107	12 Total

Name of related multiple property listing.

N/A

Number of contributing resources previously listed in the National Register.

9

6. Function or Use

Historic Function

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

EDUCATION/school

COMMERCE/specialty store

INDUSTRY/manufacturing facility

COMMERCE/office

Current Functions

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCIAL/business

COMMERCIAL/organizational

COMMERCIAL/professional

FUNERARY/mortuary

WORK IN PROGRESS

VACANT/NOT IN USE

7. Description

Architectural Classification

No Style

French Colonial

Mid-19th Century Late Victorian

Late 19th and 20th Classical Revival

Craftsman

Art Deco

Materials

foundation Stone

Brick

Concrete

walls Brick

Stone

Stucco

Wood

Metal

roof Asphalt

Metal

Terra Cotta

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND
DEVELOPMENT

Periods of Significance

ca. 1870 - 1947

Significant Dates

N/A

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Opel, Charles, Architect

Bell, Montgomery Fred, Architect

Young, W. C., Builder

Braun, Ernst, Builder

Schmidt, Frank, Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☒ recorded by Historic American Buildings Survey

Photograph, May 1940 429 Capitol Avenue

☐ recorded by Historic American Engineering Record

Primary location of additional data:

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: _____

10. Geographical Data

Acreage of Property approximately 21 acres

UTM References

A. Zone 15	Easting 572600	Northing 4269840	B. Zone 15	Easting 572940	Northing 4269538
C. Zone 15	Easting 572839	Northing 4269420	D. Zone 15	Easting 573000	Northing 4269275
E. Zone 15	Easting 572905	Northing 4269595	F. Zone 15	Easting 572390	Northing 4269620

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jane Rodes Beetem
organization Historic Preservation Consultant date November 3, 2005
street & number 1612 Payne Drive telephone 573/635-0662
city or town Jefferson City state MO zip code 65101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name See attached list for individual owners.
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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Section 7 Page 1

Capitol Avenue Historic District
Cole County, MO

Summary: The Capitol Avenue Historic District is a largely residential area centered on Capitol Avenue between Adams and Cherry Streets in Jefferson City, Missouri. The district is located in the 400 - 700 blocks of Capitol Avenue, the 100 - 200 blocks of Jackson, Lafayette and Marshall Streets, the 400 and 700 blocks of E. High Street and the 200 block of Cherry Street. The district developed between downtown Jefferson City and the Missouri State Penitentiary (MSP), with MSP located across the street from the district in the 600 block of State Street, 100 block of Lafayette Street and the 700 block of Capitol Avenue. Capitol Avenue lies on the highest ground between these two important economic engines of early Jefferson City, and is a significant east-west thoroughfare. The buildings in the Capitol Avenue Historic District continue to reflect development of the neighborhood from 1870 to 1945, and retain a high degree of integrity from the various periods of development. The wide variety of architectural styles in the district include a number of Italianate and Queen Anne houses, as well as Classical, Colonial, Gothic and Spanish Revival style buildings. Italianate Renaissance, Second Empire, Craftsman and Art Deco styles are also represented within the district. The houses in the district relate to one another through the predominant use of brick, the rhythm of the spacing between buildings, similar setback, similar height and use of ornamentation. Although unified through the use of brick, the district is distinguished by the variety of complex forms, roof shapes and ornamentation exhibited. The rhythm of porches used on houses throughout the district is another significant feature, with the majority of the porches being 1-story in height, on mostly two story houses. The majority of the buildings exhibit ornamentation at the cornice and on the front porch, while several also feature stained or beveled glass windows, terra cotta, wooden garlands, or tile or stone decorations. There are a total of 128 buildings in the district, 107 contributing, 9 previously listed on the National Register, and 12 non-contributing. The integrity of the district is high, as the appearance of the district is very similar to that of the time of construction, and 94% of the main buildings are contributing resources. The district includes 96 houses and duplexes, six apartment buildings (minimum four units), four office buildings, three manufacturing / warehouse buildings, two former school buildings, one former grocery store, one active church, one funeral home and 14 outbuildings. A number of the houses are currently in use as offices; they are counted as houses in this nomination as they continue to reflect their original residential character. The houses being used as offices are in excellent to good condition and exhibit high levels of integrity. Owner occupied houses are generally in good to fair condition, and residential rental properties are typically in fair to poor condition, needing paint and other maintenance. The oldest building in the district was constructed circa 1830, the most recent contributing building in 1947.

Elaboration: The Capitol Avenue Historic District includes buildings along four blocks of Capitol Avenue, a major traffic way in the Central East Side Neighborhood. The district also includes buildings on the 100 and 200 blocks of the intersecting north-south streets (Jackson, Marshall, Lafayette and Cherry Streets) on State Street, and on the 400 and 700 blocks of East High Street. The entrance to the district from the traditional downtown area to the west at Adams Street is the boundary of the Missouri State Capitol Area Historic District. State Street (formerly Water Street) lies parallel to and north of Capitol Avenue, and establishes part of the district's northern boundary. The east side of the 100 block of Lafayette Street and the north side of the 700 block of Capitol Avenue are bounded by the tall stone wall marking the boundary of the penitentiary. The east side of Cherry Street is the eastern boundary. The southern boundary is marked by commercial buildings associated with development along East High Street. Capitol Avenue is one of the primary streets in the neighborhood, partly because it is at a higher

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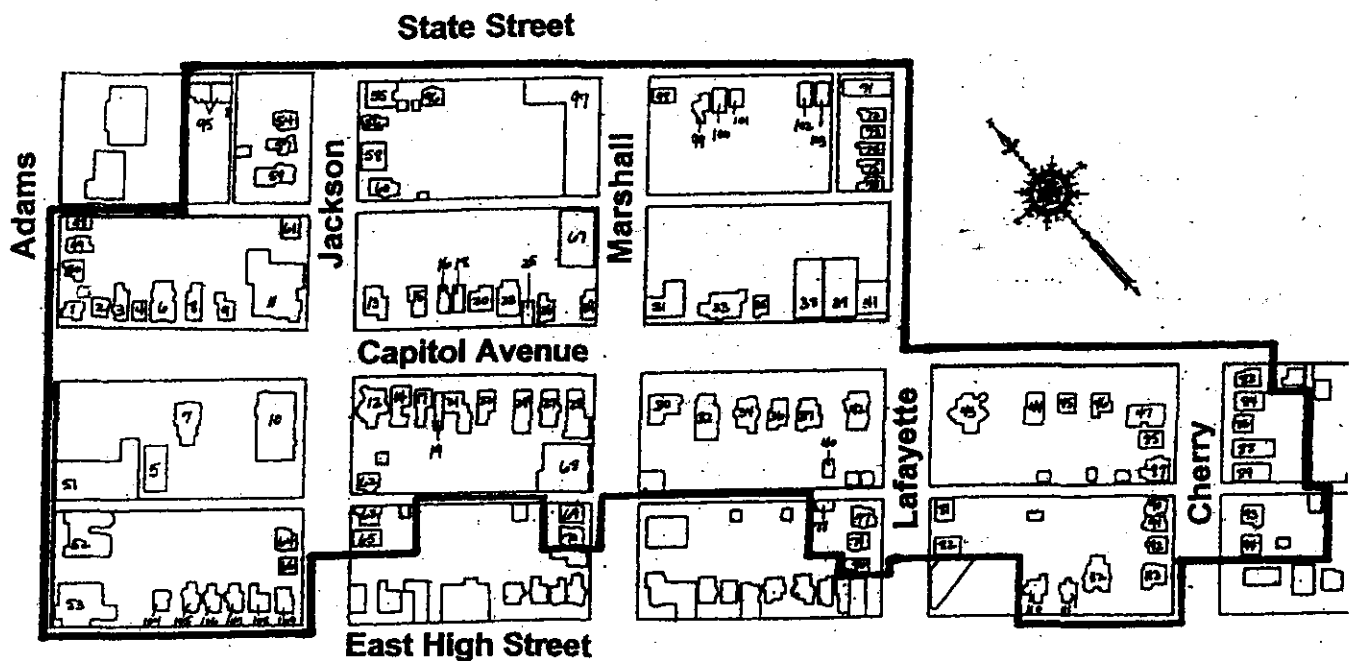
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elevation than the other streets and its location between downtown and MSP. The district's primary significance is the quality of the architecture of the homes on this street and the number of mature trees lining the avenue.

Figure 1: District Boundary Map



The street pattern in this neighborhood is based on a grid pattern, with alleys dividing the blocks from east to west. Lots in the district are typically long and narrow, extending from the street to a rear alley. The alleys are an important part of the transportation network, allowing access to service areas and parking to the rear of buildings. Development of parking in the rear of buildings that have been converted to commercial use has resulted in conversions that are barely noticeable from the street. The only indication that these houses are now in commercial use is generally a sign on the front of the building or in the front yard. City code limits the size of the signs, which are typically made of painted wood, and interior lighted or neon signs do not currently exist in the district. Corner lots in the district are generally larger than lots in the interior of the block. Many of the larger homes are therefore located on corner lots, as well as a small number of apartment buildings. Sidewalks are provided throughout the neighborhood, except on State Street. Due to the hilly terrain, several retaining walls remain intact, usually of stone or concrete. One low retaining wall on Lafayette Street combines stone with wrought

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iron, an unusually attractive example in this neighborhood. Very little open space is found within the district, as almost all of the lots were developed and retain their historic structures.

The trees lining Capitol Avenue are one of the district's remarkable features, second only to the variety and architectural integrity exhibited by the area's buildings. Architectural styles represented in the district include Italianate and Queen Anne houses, as well as Classical, Colonial, Gothic and Spanish Revival, Italianate Renaissance, Second Empire, Craftsman and Art Deco. The majority of the homes in the district are vernacular, or not identified with any distinct architectural style, although the area is known for its architectural character. One unifying theme among the wide variety of architectural styles is that most of the buildings are constructed of red brick, even though a number of yellow brick, painted brick and stone buildings are scattered throughout the district. The rhythm of the grid patterned streets with street trees and sidewalks, combined with the fairly consistent spacing and setback of the houses, as well as the wide spread use of front porches has created a cohesive yet architecturally diverse streetscape along Capitol Avenue and its connecting streets.¹

The oldest house in the district is the circa 1830 Parsons House at 105 Jackson Street. The newest contributing building in the district was constructed in 1947 - the former Missouri Baptist Building and current Jefferson City Area Chamber of Commerce Building. Most of the buildings are 2-story, with a few 1-story houses scattered throughout the neighborhood. The majority of the buildings were constructed and retain their appearance as houses. Four apartment buildings (one now converted to office use), one former grocery store (now offices), three former manufacturing facilities (one now a distribution center and one vacant), one former private school (now offices and apartments) and one funeral home (originally a house) are also contributing resources in the district. Outbuildings are mostly garages, and few in number. A historically significant garage is located at 210 Lafayette Street, a former stable or carriage house constructed of brick and in excellent condition.

Few changes have occurred since the district was fully constructed. All but 6 of the 113 main buildings in the district, or 95%, are contributing resources. Of the outbuildings, 50% (6 of 12) are contributing resources. A few houses along State Street have been demolished, due to their neglected condition and proximity to MSP, leaving empty lots. Three non-contributing buildings were constructed at 428, 619 and 621 Capitol Avenue during the 1960s and 1970s. The Missouri Chamber of Commerce offices at 428 Capitol Avenue is the most noticeable of the non-contributing buildings, due to its height and modern architectural style. The two buildings at 619 and 621 Capitol Avenue are 1-story office buildings, built of red or dark colored brick at the same setback as the surrounding buildings, and so are not too obtrusive. An apartment building at 126 Marshall Street is not noticeable, as its location is significantly lower in elevation than Capitol Avenue, and shielded from State Street by the Shryack-Hirst Grocery Company building at 520 State Street. The building at 410 Rear Capitol Avenue is barely visible from the street, as

¹ The Capitol Avenue Historic District was surveyed by the Urban Group as part of the Jefferson City Historic East survey, completed in September, 1992. Much of the information contained in Section 7 was derived from survey documentation, contained in individual survey forms. (Survey on file with Missouri DNR State Historic Preservation Office.)

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the front part of the lot is significantly higher than Capitol Avenue, and the building is set far back from the street, abutting the alley. A house at 600 State Street is non-contributing due to alterations over time, but retains a form, scale and setback similar to other neighborhood houses.

In assessing the integrity of buildings within the district, a baseline was established, setting a minimum threshold that each building had to meet in order to be considered as a contributing resource. The building had to retain its original location, overall form and massing, fenestration pattern, roof shape, and reflect characteristics typical of its style and/or period of significance. Historic alterations were considered, and allowed on contributing buildings as long as they did not significantly diminish the overall appearance of the building as representative of its period and/or style. Modern alterations were allowed on contributing buildings only when they effected a relatively minor portion of the building's exterior surface. The building had to contribute to the character of the surrounding block of buildings.

The majority of buildings in the district retain integrity far above this minimum threshold. In a handful of instances, historic alterations such as the application of stucco or other historic artificial siding had to be considered. Replacement windows were not a significant factor for the majority of buildings. Porch alterations in the district were not numerous and usually minor, involving replacement posts and/or a concrete floor. A small number of buildings were determined to be ineligible due to the cumulative effect of alterations, particularly due to recent alterations. A small number were determined to be eligible despite evolutionary changes over time.

Nine buildings in the district have already been listed on the National Register of Historic Places. The Lester S. and Missouri "Zue" Gordon Parker House, cellar and former carriage house at 624 Capitol Avenue was listed on June 15, 2000. The Jefferson Female Seminary at 416 and 420 State Street was listed on February 24, 2000. The former Missouri State Penitentiary Warden's House, or Marmaduke House, was listed on October 24, 1991. Ivy Terrace, at 500 Capitol Avenue, was listed on the Register on March 16, 1990, along with a non-contributing garage. Grace Episcopal Church was listed in 1975 as part of the Missouri State Capitol Historic District. Immediately adjacent to but not included in the district is the Claud D. and Berenice Sinclair Grove House, at 505 State Street, listed on November 15, 2002.² Nine properties in the Capitol Avenue Historic District have been designated as Local Landmarks by the Jefferson City Historic Preservation Commission since the program began in 1993. These properties, with the year they were designated as Local Landmarks, are as follows: the Parson's House, 105 Jackson Street (1993); the Marmaduke or Warden's House, 700 Capitol Avenue (1993); Grace Episcopal Church, 217 Adams Street (1996); Elizabeth Allen Ewing House, 512 Capitol Avenue (1999); James A. Houchin House, 611 Capitol Avenue (1999); Lester Shepard Parker House, 624 Capitol Avenue (2000); J. Henry Asel, Sr. and Hilda Asel House, 210 Lafayette Street (2000); Dix Apartments, 623 Capitol Avenue (2003); and the Jefferson Female Seminary, 416 - 420 State Street (2003).

² National Register of Historic Places website database, www.cr.nps.gov/nr/research/nris.htm and M. Patricia Holmes, "Missouri State Capitol Historic District" National Register Nomination, 7.4. (Nomination on file with Missouri DNR State Historic Preservation Office.)

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Other important buildings in the district are worth noting. The oldest house in the district, known locally as the Parsons House, was built circa 1830. This part stone, part log house is the only building in the district, and probably in Jefferson City, constructed in the French Colonial architectural style. The Parsons House is intact architecturally, but is in need of repair. Another important house is the W.C. Young House at 512 Capitol Avenue. Young is believed to have been the contractor for this house and several of the neighboring houses as well. Constructed circa 1873, this is but one of a number of side hall type houses in the district. The Buescher Funeral Home began as an Italianate house built circa 1868. The Bella Vista Apartments were built in 1928 in the Spanish Revival style. The building's terra cotta decorative elements and tile roof are colorful reminders of this distinctive style, as the building is intact and in good repair. One of only two Art Deco buildings in the district is the Prince Edward Apartments at 208 Marshall Street. Constructed in 1930, this building retains all of its streamlined Art Deco elements.

Individual Property Descriptions

Provided below are the historic names for each property, representing the first known property owner(s) or resident(s) of the property. The date provided in parentheses is an estimated construction date, or if unknown, the first year that person is known to have lived at that location or owned the property. Historic names and construction dates are based on research of earlier survey data (where available), Sanborn Maps, City Directories, or recorded property transactions. Jefferson City does not have a precise database such as old building permits or water company records to aid in confirming building construction dates. Therefore, construction dates provided are an educated guess, based on the available data and the architectural style of the building. Future research on individual buildings may reveal a variance of several years between the actual construction date and the date provided in this nomination. Unless data is available, outbuildings are not specifically dated. Outbuildings that appear to be more than 50 years old and relatively unaltered are listed as a contributing building. The Historic District Map shown in Figure 1 is keyed to the list below. The number of contributing resources at each property address is followed by the number of contributing resources on each lot, shown in abbreviated form. For example, one contributing resource would be indicated as [C-1]. Non-contributing resources are indicated in the same manner, for example, one non-contributing resource would be [NC-1]. A building previously listed on the National Register is shown as [NR-1], as it is not counted as a contributing resource of this district.

1. 401 Capitol Avenue, Daniel H. McIntyre House (1883). A 2-story, Italianate style hipped roof brick L-shaped house on a stone foundation, that faces Capitol Avenue. The 1-story front porch features a low hipped metal roof, wood floor and posts, narrow wooden balustrade, decorative crossbrace-like brackets and a dentiled cornice. Double-hung 1/1 windows are ornamented with triple corbeled sills and beveled limestone below. Additional corbeling is located on the second floor, aligned near the tops of the windows, rising higher on either side of each window, then dropping lower between windows and at wall corners. Between each pair of windows east of the front porch is a recessed brick panel. A bracketed cornice with small frieze panels wraps two brackets deep on the side walls. The east side has a 2-story brick bay. A 1-story wing and modern deck are located at the rear of the house. Original wrought iron fence borders the sidewalk in the front. A double car stuccoed garage to the rear dates to 1940 and

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faces Adams Street. The house appears to be vacant, and in need of routine maintenance. However, original detailing remains intact. [C-2]

2. 405 Capitol Avenue, James R. McConachie House (1910). A 2-story brick Four Square type house with hipped roof and 1-story full width front porch, this house also has a hipped roof. The roof features a central hipped roof dormer with two 1-light sash and overhanging eaves with decorative modillions. The east side features a semi-hexagonal bay. All windows and doors have limestone sills. The entry has a 1-light transom, and is flanked by a 1-light high square window to the west. The porch has four wood Doric columns, an open wood railing, with concrete floor and steps. The roof of the porch has been removed due to its poor condition. [C-1]

3. 407 Capitol Avenue, S.W. Cox House (1880). This 2-story brick Italianate house with side hall plan features a wide wood entablature with a small scrolled bracketed cornice, paneled frieze and decorative incisions. This entablature has slight returns on each side wall. The eastern most two of the three front bays project one brick's width. All three bays have a tall 1/1 sash window with brick segmental arches, metal awnings and painted sills with corbels below. The front porch was added after 1898, but retains a wide wood entablature similar to that of the main house. The shed roof is supported by brick piers on concrete pedestals at the corners, separated by a low open concrete railing. Side walls have a slightly corbelled brick cornice, painted white to highlight this feature. A wooden exterior stair has been added on the west side for access to the upstairs apartment, and a 1-story wing added to the rear northeast corner. [C-1]

4. 409 Capitol Avenue, Frank J. Edmonds House (1925). This 2-story brick house has a low hipped roof with a modern ridged green metal covering and a gable-front 1-story porch. Three brick piers support the porch roof, with limestone caps separating the piers from the solid brick railing. Concrete front steps are flanked by low brick walls. Metal awnings cover the two 4/1 windows on the second floor. Improper tuckpointing has resulted in highly visible mortar lines. While of more recent vintage than its neighbors, this house continues the pattern of the streetscape due to its height, scale, setback, and use of brick and 1-story front porch. [C-1]

5. 410 Capitol Avenue, Rear (1942). This 2-story buff brick flat roof building appears to have been built at the rear of 410 Capitol Avenue in the 1940s, as it does not appear on the 1939 Sanborn map. A concrete coping tops all of the exterior walls. The main entrance is on the east side of the building, with off-center double metal doors with a 2-light transom and concrete or stone surround. Above the entrance are two narrow 4-horizontal-light metal windows. The windows on the building are mostly double 4-horizontal-light metal windows, alternating with some single windows. Metal scuppers and downspouts are located at several locations on the east and west elevations. The south elevation faces the alley, with four double windows on the second floor and two double metal doors with infilled transoms on the first floor. A concrete loading dock with concrete steps at both ends extends across the south wall. The west elevation is only a few feet from 209 Adams Street, and the first floor windows have been infilled with concrete block. The second floor of the north elevation is like the south elevation. The first floor has three large windows and a single entry, all covered by plywood. [C-1]

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6. 413 - 415 Capitol Avenue, Dr. Alonso H. Hatch Apartments (1880). These elaborately decorated Second Empire apartments feature a patterned metal mansard roof, over two 2-story semi-octagonal front bays. The facade is covered with smooth limestone, while the remainder of the building is brick. Two deeply recessed entrances in the center of the first floor feature heavy paneling and stained glass transoms showing the street numbers for the apartments on each side of the building. Below the distinctive roof is a heavily decorated full entablature with a square paneled frieze, brackets with foliage appliques, small square "modillions" with knobs and a sawtooth bottom edge detail. The eight windows on the second floor are shielded by metal awnings, and ornamented on the sides by vertical rows of carved scalloped designs, with scalloped drops below the smooth continuous limestone lintel. The 1-story porch is flat roofed except for a hipped center section. Thin Doric columns provide support for the roof, along with a plain frieze and denticulated cornice, with raised swag designs in the projecting center section. Windows on the first floor have detailing similar to those on the second floor, although carved chevron designs are used rather than scallops. The porch railing is a simple early 20th century iron rail, surrounding a concrete floor. A 2-story semi-hexagonal bay on the east side has an entrance to the second floor. The rear features a 2-story shed sleeping porch. The exterior of these apartments are in good to excellent condition. [C-1]

7. 414 - 416 Capitol Avenue (1875). This 2 ½ story brick Italianate 4-flat has a side gable roof with end parapet walls and two chimneys each. The front central projecting 2-bay pavilion has two windows with stone sills and segmental arch dog-eared brick lintels made of soldier bricks topped by flat headers. The east and west bays have two of the same style windows each. The first floor of the pavilion features two entryways with semi-circular arches of soldier and header bricks, with inset molded brick at the edges. The doorways are recessed behind the arched entrances, with two 1-light doors and square transoms behind each archway. Two windows like those on the upper floor flank the entrances on each side. The 1-story front porch has a hipped roof, narrow metal posts and a concrete floor. A narrower brick wing with similar windows appears to have had a door replaced with a small modern window on each side wall. To the rear are two enclosed 2-story porches on the outer corners of the building. A stair and small enclosed porch on the second story are located at the rear. The lot is significantly higher than Capitol Avenue, and double concrete stairs lead to the street, separated by low stone dividers and pipe railing. A concrete retaining wall is west of the front stairs. A herringbone pattern brick walk is adjacent to the west wall, and a low brick garden wall at the west edge of the property provides a backdrop for a garden border. This 4-flat retains a significant degree of integrity. [C-1]

8. 417 Capitol Avenue, Lt. Gov. J. F. Gmelich House (1875). This 2-story brick Italianate house features the side hall plan that is prevalent on this section of Capitol Avenue. The low hipped roof is bordered by an ornate wood cornice, detailed by paired brackets with panels between, where a decorative scrolled-worked frieze is evident. This cornice returns slightly onto the side elevations. The three second story 1/1 windows have wide ornate stone hoods with keys and stone sills. A full-width 1-story porch with shed roof has chamfered wood posts and corner pilasters. The top of the posts mimics a column capital, merging with scrolled side brackets. The wide wood frieze has small brackets, with larger brackets above each post. The posts have been altered, as brick pedestals have replaced the lower portion of each post. Modern metal railing surrounds the porch. [C-1]

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9. 419 Capitol Avenue, Rev. W.G. Beasley (1885). A frame Side Hall Plan house in a block of brick structures, this house continues the rhythm of the block through its size, height, roof shape, setback, and use of a covered front entry. The original 1-light wood door is offset to the west, indicating the house's side hall plan. Paneling surrounds the entry, topped by a semi-circular wood fanlight with applied sunburst design. Second story 1/1 windows are shaded by metal awnings. The single bay gable-roofed entry porch has wood posts and pilasters. A modern concrete deck extends across the full facade, bordered by an open metal railing. Painted stone window sills and a simple wood frieze complete the decoration. The house has received modern siding, but still retains its proportions and scale, and lends a sense of place and time to the block. On the 1892 and 1898 Sanborn Maps, the house is shown without a front porch, while a full-width porch existed when the 1923 map was prepared. In 1940, the small 1-bay porch that remains today appeared. [C-1]

10. 428 Capitol Avenue, Missouri Chamber of Commerce (1978). This 3-story beige concrete commercial building has bronze tinted windows on the eastern 2/3 of the front elevation, a tall vertical blind projecting pavilion to the west that extends above the roofline with vertical striations in the concrete, and a recessed blind wall at the west corner with three smooth bands alternating with striated concrete. A rooftop enclosure of bronze colored metal is setback from the front facade, with a similar concrete faced enclosure to the west. A tall thin telecommunications tower tops the metal enclosure. The basement level in the rear is at the same level as the rear parking lot. This modern building is not consistent with the period of significance, and therefore is a non-contributing resource. [NC-1]

11. 429 Capitol Avenue, McMillan House; Buescher Funeral Home (1868). This building began as an Italianate L-plan house that has expanded over the years, now painted a light green with white trim. The dominant feature of the house is the 2-story portico built on a monumental scale, with a projecting pediment over the entrance bay, curving past the western bay of the front ell. The porch has a full entablature with plain frieze, supported by Doric columns. Just behind the less elaborate Doric columns at the entrance are two Ionic columns. The inside of the portico features a denticulate cornice and fully defined entablature. The entry features a prominent door surround, with engaged Corinthian columns, a plain frieze and denticulated cornice. Leaded glass transom and sidelights surround the entry, also denticulate. At the corners, wider and narrower quoins alternate. The windows on the original core of the house retain their 1/1 double hung sash, plain window heads, double rowlock segmental brick hoods with long shouldered drops and stone sills painted white. A circa 1952 addition west of the original house is slightly recessed, featuring a molded cornice and gable parapet, with quoining matching that on the original house. A secondary addition to the rear, circa 1982, offers detailing nearly matching that of the original house. Double south-facing doors under a low gabled hood have a denticulated cornice. On the east elevation, a lower 2-story addition behind the original house serves as a "connector" to a modern brick addition. The first story of the connector is brick with a low shed roof. A gabled hood projects over the entrance to this section. The entrance porch has Corinthian columns on brick pedestals. The second floor of this section is faced with brick and has five 1/1 windows grouped together. The rear addition has wide double doors, and broad entrance roof topped by three gables and supported by Doric columns on low brick and limestone pedestals. The Buescher Funeral Home has operated in this house since 1933. [C-1]

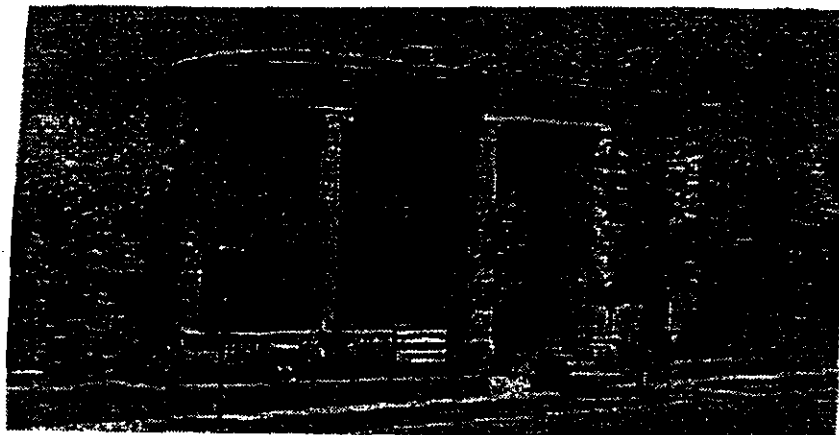
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Figure 2: Historic American Buildings Survey Photograph of 429 Capitol Avenue³



12. 500 Capitol Avenue, Ivy Terrace (1893). Ivy Terrace is well-known locally due to its exuberant Queen Anne architecture. Built of brick on the first floor with sawn shingles on the second floor, this treatment extends on all sides. The complicated and steeply pitched roof features a front dormer with Palladian window group, a front-facing gable with projecting and bracketed top section, a conical roof atop the 2-1/2 story turret on the northwest corner, a side gable and tall corbeled chimneys. The full facade 1-story porch wraps to the west elevation, a dominant feature of this elaborate house. The east bay entrance has a projecting low-pitched gable with pediment. Entry has a rounded window to the east, 1/1 double-hung sash flanked by semi-circular stained glass windows, all with a brick surround with keystones at the top and either side of the base. The round arched entry has paired doors with a vestibule between the storms and the main door. The west elevation, facing Jackson Street, features a 2-story cutaway gable pavilion, at which the wrap-around porch ends. A porte-cochere remains, although no longer functional, and extends from the center of this bay with a gabled roof. Wood brackets ornament the roofline of the cutaways. Another gable roof dormer is located on this side adjacent to the pavilion, also with a Palladian window group. Interior end fireplace in the pavilion features a stained glass window in the chimney. Alterations were made to the rear stairways circa 1965. This house was designed by local architect Charles Opel, is listed on the National Register, and provides a sizeable contribution to the district. The outbuilding was listed as non-contributing in the National Register. [NR-1; NR-NC-1].

³ John Vachon, photographer, May 1940. Library of Congress website, http://lcweb2.loc.gov/ammem/collections/habs_haer/ "America from the Great Depression to World War II: Photographs from the FSA-OWI, 1935 - 1945."

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13. 501 Capitol Avenue, C.H. Colley House (1895). This 2-story brick L-plan house features a 2-story porch inset in the front ell. The projecting portion to the east has two 2/2 windows on each floor, with double rowlock segmental arches and stone sills beneath overhanging boxed eaves and a plain wood frieze. The western recessed section has two modern entries with segmental arched transoms, covered by the porch. The porch roof is slightly lower than the roof line of the house. A brick corner pier supports the roof, matching a closed brick railing and low pedestal by the entry on the first floor. The second floor porch has wood posts and an open metal railing over a very wide wood panel with applied molding as a frieze. In 1898, the Sanborn Map listed this house with a 503 E. Main address (E. Main is now Capitol Avenue.) [C-1]

14. 504-506 Capitol Avenue, Perry S. Rader House (1870). An Italianate side hall plan house, topped by a hipped roof and detailed cornice with delicate brackets separated by decorated scalloped panels below carved modillions. All windows on the front facade have 1/1 double hung sash, topped by ornate window hoods. These hoods are sedimented and incised, with sawtooth edges and drops. Each window has stone sills. The entry is deeply recessed and paneled, beneath a curved brick corbeled segmental arch with limestone keystone and end blocks. The entry door has a segmentally arched transom. The 506 Capitol Avenue address is a 1-story frame addition to the main house, that infills the space in front of the recessed wing. The low hipped roof is bordered by a smooth frieze and denticulated cornice. A central entrance is topped by a blind transom and pedimented door hood that matches the window hoods. (This hood is believed to have been removed from the original window on the recessed wing that this addition now covers.) In the rear is a 1-story wing with modern exterior wood staircase, barely visible from the street. [C-1]

15. 507 Capitol Avenue, Ophelia L. Thomas House (1875). A 2-story Italianate brick house with a standing seam metal truncated hipped roof, this house was built in an L-shape, elevated slightly from Capitol Avenue. The wide wood frieze near the roofline has ornate brackets separated by panels. All windows facing Capitol Avenue are 2/2 double hung sash, topped by pedimented stone hoods on corbels, with stone sills below. Windows on the side elevations are topped by double rowlock segmental arches, with stone sills below. An addition at the rear extending to the west was added prior to 1940, with stone hoods on the two windows facing Capitol Avenue matching those of the original house. A 1-story single bay porch sheltering the entrance has a slightly hipped roof, plain wood frieze, ornate metal posts painted black, metal railings and a concrete deck. [C-1]

16. 511 Capitol Avenue, Fred Scott House (1910). Situated on a narrow lot on the north side of Capitol Avenue, this house's east side is located very close to 513 Capitol Avenue. The house's Gable-Front orientation is unusual for the district, as is its buff brick construction. The overhanging gable is ornamented with wood shingles, rake boards, and paired 12-light sash in the center of the gable shielded by a metal awning. Sizeable braces support the overhanging gable. The second story features a 1/1 window with a wide lintel located over the entry, and a semi-hexagonal oriel with 1/1 window sash on the eastern side. The windows on the second floor are also protected by metal awnings. The full-width 1-story shed roof porch has three brick stone capped piers and an open brickwork railing with stone cap. Narrow overhanging boxed eaves and a wide wood frieze with lentils ornament the porch. A gable roof outbuilding is located on the rear alley to the north. [C-2]

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17. 512 Capitol Avenue, W. C. Young - Elizabeth Allen Ewing House (1873). As with all the houses on the west end of the south side of the 500 block of Capitol Avenue, the Ewing House is located on a higher elevation than the street, and the shallow front lot slopes steeply to the sidewalk. The house is also located close to 514 Capitol on the east and 504-506 Capitol on the west. A side-hall type Italianate house, the house features distinctive Flemish gable ends with interior end-chimneys. A plain frieze and curved modillions returns slightly to the side elevations. Windows are 2/2 double hung sash with double rowlock segmental arches. The full facade low hipped roof 1-story porch has a plain cornice, brick end piers, and brick pedestals that support stone caps for an open porch railing. A pair of tall paneled doors together make a segmental arch, topped by a double rowlock segmental brick arch. The porch is an early 20th century addition or alteration, but does not detract from the character of the house. A recessed 1-story wing is located at the rear, which dates to at least 1898. W. C. Young was the builder of this house. This house was designated a Local Landmark by the Jefferson City Historic Preservation Commission in 1999. [C-1]

18. 513 Capitol Avenue, James A. Egan House (1877). This 1 ½ story painted Gable Front brick house features a front facing gable with pierced ornamentation at the peak of the gable. Centered in the gable is a double hung sash with metal awning and modern shutters. The overhanging boxed eaves, wood frieze and rake boards are original, but the apex bargeboards are modern. The full-width hipped roof porch is supported by modern metal posts, has an open metal railing, a concrete floor and front steps. Addition of the porch occurred between 1898 and 1923. First floor windows are two pairs of modern 10-light casements, with a brick sill and modern shutters. The entry is in a wide opening, with modern 3-light sidelight over wood panel to the west of the paneled door. The west elevation of the house is close to 511 Capitol Avenue. [C-1]

19. 514 Capitol Avenue, Dr. Robert Emmet and Charlotte Young House (1872). This house's petite scale is emphasized by its location immediately adjacent to the larger house to the east at 516 Capitol Avenue. One of four side hall plan houses in a row in the 500 block, this brick house exhibits the Italianate style of architecture. The plain frieze is ornamented by curved modillions. Tall 1/1 double hung window sash with tall round arched transoms have soldier course round arches. First floor windows are modern replacements in the original openings, with the round arched transom space above boarded. A steeply pitched gable hood protects the entry, with detailed angled brackets and patterned gable. The ghostline of a flat hood above the entry is visible above the gable. W. C. Young is believed to have built this house. [C-1]

20. 515-517 Capitol Avenue, Spaunhorst Flats (1905). Built of buff brick, this broad building with a steep truncated hipped roof originally contained four residential flats (now a 5-flat building). A center hipped roof dormer features paired 1-light sash and overhanging boxed eaves. A wide wood entablature with overhanging boxed eaves and cornice returns slightly on the side elevations. The second floor has tall 1/1 sash flanking a central entry to the porch roof with a modern 5-light door and sidelight. The dominant feature is the 1-story full-width hipped roof porch, with four brick piers with caps and a wide wood frieze. The two center piers extend through the roof as capped pedestals, and flank the center section of the porch roof, which is flat. Three modern entrances with 1-light transoms are centered under the porch, flanked by large 1/1 windows with wide painted lintels and rough limestone sills. [C-1]

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21. 516 Capitol Avenue, Judge W. C. Young House (1873). One of seven side hall plan houses on the 500 block of Capitol Avenue, this 2-story Italianate brick house has Flemish end gables with modern shed roof dormers added to the front and back of the gable, nearly full-width. These dormers are covered in scalloped sawn wood shingles, with three semi-circular fixed sash on the front. The frieze features elongated panels with a circular pattern between the end pairs and a central diamond pattern. A rope string course beneath the denticulate cornice and curved modillions provide further ornamentation, which wraps slightly to the side elevations. The 1/1 double hung sash have round arched transoms, with a molded detail between the brick arch and the transom. Stone lug sills with consoles decorate the windows' lower edge. The full facade shed roof porch exhibits a plain frieze and four wood posts. The floor is concrete, with concrete steps aligned with the entrance. The entrance on the east end of the porch features impressive tall double entrance doors, which combine to form a segmental arch. A substantially lower and deeply recessed 2-story single bay wing on the east side forms a fourth bay. This wing features narrower rectangular 1/1 sash with incised window heads, soldier course segmental brick arches and stone lug sills. The wing's cornice has corbeled details. In the rear is a small modern frame 1-story shed addition with front facing entrance. [C-1]

22. 518-520 Capitol Avenue, Samuel Scovern House (1871). This house began as a 2-story L-plan house, as depicted on the 1898 Sanborn Map. The reentrant angle had been infilled by 1929, as that year's map shows a full facade porch, and rear additions were present. Today the house has a steeply pitched hipped roof with central hip dormer, with two 4-light fixed square windows flanking a rectangular vent. Two wide 2/2 windows on the second floor have stone lintels, stone lug sills and modern shutters for decoration. The full facade 1-story shed roof porch is supported by thin paired Doric columns. The porch has a wood floor and wooden balustrade that continues even between the paired columns. On the east side of the lower level are two separate entrances with large light doors. The door on the left has a 3-light transom, while the other door's transom is boarded. A wide 1/1 double hung window with smooth stone lintel is located on the right bay. The house's current appearance would seem to indicate a turn of the century or early 20th century changes, especially regarding the porch and the dormer. However the house's massing and roof line indicate the earlier construction date is accurate. [C-1]

23. 519 Capitol Avenue, Four Flat (1913). A 2-story stuccoed four flat residential building, featuring a pair of 2-story porches across the front facade bays. The roofline is defined by a stucco parapet, indicating a flat or slightly sloping roof. The flat porch roofs are supported by large square stucco capped posts, having smooth stucco panels outlined by rough stucco edges, extending to the height of the second floor railing. Above the railing are four stucco "Tuscan" style columns atop the square posts, supporting a wide wood frieze. Porches on both levels have open metal railings, with wood decks on the second level and concrete decks on the ground level. The central entry is deeply recessed, an original 1-light wood door with 1-light transom below a wide lintel. Lightly scored "pilasters" accent the entry. Above the entry is a small square 1-light sash on the second floor. Underneath the porches are central 1-light wood entry doors flanked by 1/1 sash with stucco sills on the first floor and stucco lintels on the second floor. Modern shutters adorn all windows. The stucco wall finish extends one bay deep on the east and west elevations. Center 2-story semi-hexagonal bays are located on each side elevation, and there is an open 2-story wood porch in the rear. [C-1]

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24. 522 Capitol Avenue, William K. Bradbury House (1878). Originally constructed as a side hall plan house with Italianate influences, this house was altered in the early 20th century, prior to 1923. The prominent wrap around porch, while an attractive and predominant feature, is not the original porch. The low hipped roof may have also been altered at this time, as the other side hall plan houses on this block do not have this type of roof. Still, the house retains a sense of time and place, and contributes to the historic character of this block of houses. Smooth beveled stone quoins alternate between shorter and wider widths on the corners of the house, with the nearly full-width porch inset from the quoins on the east side. The second floor of the core of the house has three 2/2 windows with soldier course segmental brick arches and stone lug sills. A plain frieze and paired block modillions ornament the roofline. First floor windows to the east of the entry are also 2/2 sash. The entry door is early 20th century, and the transom and sidelights have been boarded or painted. The porch has wide brick piers with stone caps, and a wood slat balustrade with molded railing extends one bay past the facade to the west, as the porch wraps much of the west elevation. The east elevation has a 1-story rectangular bay with a sawn shingle bulkhead. The west elevation has a small frame enclosure on the second floor on the south end of the porch roof, covered in wide modern siding. To the rear is a low brick 1-story wing with a frame extension, with the brick wing appearing to be original and the frame section most likely an infilled porch. An open shed porch extends to the rear from the frame infill section. The additions and rear wing are painted white, the same color as the main portion of the house. [C-1]

25. 523 Capitol Avenue (1895). This 2-story stuccoed flat roofed house features a full-width 1-story porch with hipped roof, overhanging boxed eaves and wide wood frieze, supported by two stucco piers. The open wood railing extends from the western pier to the entry on the east, terminated by a pedestal. The concrete deck extends past the eastern bay, bordered by a wood railing that terminates in a stucco pedestal. The second story has two 2/2 windows covered by metal awnings, while the first story has two 1/1 windows west of the entry. The house may have originally had Italianate detailing that has been covered by the application of stucco. However the house retains its scale and proportions, and contributes a sense of time and place to this block of houses. [C-1]

26. 525 Capitol Avenue, W. R. Foster House (1900). A 1½-story stuccoed house, having a hipped roof with gable front and an arched entry to the inset porch. The gable projecting to the front on the east side is slightly lower than the roof, and has a 6/6 window in the gable below the wood rake boards, a projecting "spandrel" panel below, and an 8/8 central window on the first floor with a concrete sill and limestone piece set below near the foundation. The west half of the front facade is recessed behind a large round arch entryway, with shake shingle siding covering the walls of the recess. A concrete pad extends from the concrete floor of the entry, which is one step higher than the pad. The house retains the configuration depicted in the 1923 Sanborn Map. [C-1]

27. 526 Capitol Avenue, George H. Knollmeyer House (1870). One of seven side hall plan houses in this block of houses, this brick house has very simple detailing. In 1898, this house is depicted on the Sanborn Map without a front porch, but a full-facade porch appears by 1923. The loss of the front porch on this house leaves it with a very simple appearance similar to Missouri-German type houses. The three windows on the second floor and two windows east of the entry on the first floor are all 1/1 sash with soldier course segmental brick arches and plain window heads. The first floor windows appear

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smaller on the interior, which seems to indicate the interior walls have been built out, but the exterior openings remain original size. The entrance on the west bay has been partially infilled with modern vertical wood siding to the left of the entry and in the transom area. A historic large light door with panels above and below the light remains, featuring turned engaged columns and dentils above the light. The west elevation has a 1-story rectangular hipped roof bay toward the rear, covered in modern vertical wood siding. Even with the alterations to this house, as one of the side hall plan houses that dominate this block, it continues to contribute to the historic character of the district. This house was built by Frank Schmidt, who resided in this house in 1877, and also built the Madison Hotel and 206 - 210 East High Street, known as the Dallmeyer Building.⁴ [C-1]

28. 528 Capitol Avenue (1870). This 2-story Italianate brick house with low hipped roof retains is elaborate detailing at the roofline and features a 1-story full-facade front porch. The paneled frieze has diamond patterns between pairs of panels, separated by carved brackets that also appear on the ends of the frieze. A rope molding appears under the boxed gutter, and this entablature detailing continues onto the east and west elevations. The front porch dates to the early 20th century, and has a flat roof, three bold Doric columns, molded frieze, smooth cornice with block modillions and concrete floor. An ornate iron balustrade atop the porch roof, circa 1940s, created the impression of a second floor porch, but without an access door. The entrance in the west bay has an exceptional historic door, with a large light and a panel framed by molding. The transom has been boarded. A 2-story flat roof L-shaped addition at the rear extends toward Marshall Street. A secondary entrance with door flanked by sidelights and ornamented by dentils is sheltered by a small 1-story porch. Low stone retaining wall borders the sidewalk along Capitol Avenue. This house is in need of repairs, but retains its historic character. [C-1]

29. 531 Capitol Avenue (1905). A 1-story open gable brick house with full-width front porch, this is one of the smaller houses in the district. The gable is outlined by wood rake boards on the open overhanging eaves, and sided with white vinyl siding. Shed roof porch has two brick piers and center wood posts separated by an open wood railing. The porch floor is concrete with a pebble aggregate finish. The central entrance has a 1-light door, with a 1/1 window to the west and a pair of 1/1 windows to the east. Windows have wide stone lintels and sills, as well as an interesting masking tape "mullion" technique that gives the windows a 6/6 effect. There is a 2-story shed roof enclosed porch with a wood deck at the rear. [C-1]

30. 600 Capitol Avenue, W. Q. Dallmeyer House (1875; 1910). This house dates to the mid-19th century, but was altered circa 1910 by the second generation of the Dallmeyer family to its current Neo-Classical appearance. A low hipped roof is accented by dentils and a wood frieze, topping the buff brick walls with quoining at the corners. The dominant feature of the house is its paired porches. The 1-story porch appears on both the 1898 and 1923 Sanborn Maps, while the 2-story central porch appears by 1939. The full facade porch is located beneath the portico, and features paired Doric columns, a smooth frieze and a denticulated cornice. The monumental 2-story portico over the entrance has two ornate

⁴ James E. Ford, *A History of Jefferson City: Missouri's State Capital and of Cole County* (Jefferson City: New Day Press, 1938), 415.

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Corinthian fluted columns on low buff brick bases, and fluted Corinthian pilasters on the facade. The portico is topped by a deeply recessed pediment, with foliage modillions at both the base and along the rake, and dentils below the base and along the rake. A plain frieze with denticulated cornice is just below the pediment. The second floor windows are 12/1 double hung sash with precast lintels with molded central drip caps and shoulders. (The window in the west bay is a recent replacement, designed to match the original on the east, after removal of a non-original doorway). In the center of the second floor porch is a door with multi-light sidelights, transom and broad lintel. The main entrance door also has multi-light sidelights, with a modern oak door topped by a tri-part transom with soldier course segmental arch terminated by stone end blocks. The center section of the transom is a semi-circular leaded beveled glass fanlight. Beneath the ends of the fanlight are slender paneled columns topped with square wood "capitals" and dentils. Dentils also extend across the top of the sidelights. The entire entry is bordered by a curved, paneled surround. Flanking the entry are triple windows, with 12/1 sash in the center and 8/1 windows to each side. On the east elevation is a 2-story semi-hexagonal bay. The west elevation features a shallow curved bay near the front, with three leaded and beveled glass windows. The rear (south) wall is brick painted yellow to match the remaining walls. A wood accessibility ramp and stairs to the second floor are located in the rear ell. Stuccoed outbuilding is non-contributing. [C-1; NC-1]

31. 601 Capitol Avenue, Bella Vista Apartments (1928). Distinctive 3-story Spanish Revival style tan brick apartment building with flat roof now holds 24 apartments. The roofline features a decorative stepped parapet with center "pediment," concrete coping with soldier course brick below, and decorative center shield and rondels to the east and west near the end bays. Third story windows have paired 6/6 sash and foliated terra cotta lintel; twisted stone colonettes that rest on corbels flank the sash. The sill is a continuous string course with soldier course brick below. Multi-color tile pent roofs are located above the third story sash on the east and west bays, which project slightly from the main facade. Terra cotta round arched transom decorations above the central pair of windows, and rectangular panels above the paired windows on the east and west bays. Second story windows are paired 6/1 sash with concrete sills and soldier course flat arches. First floor level features a central entrance with a 1-light and wood Tudor arched door with inset metal filigree work, 1-light sidelights with matching filigree, and decorative terra cotta colored blocks as a surround with a foliated terra cotta panel with shield above the entrance. The protection offered by a red tile pent roof has been extended by a modern metal awning with metal posts. Flanking 6/1 lobby windows are at a lower level than other first floor windows, with small rondels above. Paired 6/6 sash in the east and west bays have an infilled round arch transom with foliated terra cotta plaques with center shields, stone round arches and surrounds, a center turned wood "mullion" and a continuous concrete sill / string course. A soldier course watertable and stone terrace in front of the entry adorn the lower portion of the facade. [C-1]

32. 606 Capitol Avenue, Judge Gavon D. Burgess House (1875). An Italianate side hall plan house with a Classical Revival wrap-around front porch. The house has evolved into an irregular plan, but still reads from the front as a side hall house, with the typical three bay symmetrical facade and end bay entry. The white painted brick walls are topped by a hipped roof ornamented by a full entablature with molded frieze with paired brackets, frieze panels and carved modillions. Second floor replacement 1/1 windows are beneath a space that is taller than a normal transom, infilled with concrete and incised with sunbursts similar to an Art Deco design. The first floor windows are 1/1 tall double hung sash with

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segmentally arched transoms. Two modern doors are located in the west bay, with a broad transom infilled with a sunburst design below an incised round arch. The Classical Revival porch curves outward on the northeast corner and wraps to the east elevation. A barrel vault roof covers the slightly projecting entrance bay. Delicate Ionic fluted columns support the roof, with pairs of columns flanking the entrance bay. The porch has a plain frieze with molding near the base and a denticulated cornice. The west elevation features a recessed slightly projecting ell, where the porch ends. A stepped window grouping with leaded and stained glass is topped by a transom and soldier course segmental brick arches with stone drops and projecting keystones. A recessed portion of the west elevation has a 1-story bay with a set of 10/10 windows, each with a 5-light transom. A 2-story pavilion on the east elevation has artificial siding, as does the rear section of the east elevation. A buff-colored brick 1-story addition is in the rear off the east reentrant angle. While the window and door replacements on this house are unfortunate, it remains a stunning example of Italianate architecture on a Side Hall Plan house type, with the Classical Revival wrap-around porch as a historic addition. [C-1]

33. 611 Capitol Avenue, James A. Houchin House (1900; 1910). Exuberantly detailed 2½ story random ashlar limestone house has a complex hip roof shape and irregular form. Roof features a center hipped roof dormer with paired 1/1 sash and overhanging open eaves with exposed rafter tails. A shallow gable roof porch infills the west half of the ell, with a projecting gable ornamented by applied wood decoration over the entrance. The west elevation features a porte cochere with stone end piers and a short solid stone railing between. On the second story, east of the entry, is a 3-part beveled glass sash with a segmental arch beveled glass transom and stone segmental arch. East elevation has a shallow L-plan, infilled by a shed roof porch with decoration in the half wood gable end, and three stone piers atop a solid stone railing. The porch leads to a secondary entrance with transom. The east and west elevations are well detailed, while the north (rear) elevation has been altered, with wood shingled additions on the east and west ends, and exposed basement with four at-grade entries. The first floor rear features a rounded oriel with center stained glass sash flanked by 1/1 sash, while the second floor has four centered sash and the attic level has patio doors leading from a dormer to a roof terrace. The Jefferson City Historic Preservation Commission designated this house a Local Landmark in 1999. [C-1]

34. 612 Capitol Avenue, Towles - Buckner House (1895). A 2½ story brick Queen Anne style house, this residence is in excellent condition, having been rehabbed in recent years. The roof is a complex hip and gable combination with a narrow frieze and molded gable cornice. The front facing gable over the entrance has a nearly circular window, a 1/1 sash with flanking fixed curved sidelights. Below this window is a decorative masonry panel, directly over a grouping consisting of a 1/1 window flanked by narrower 1/1 windows separated by pilasters. These are topped by a rock-faced lintel with curls at the ends and a central sunburst. On the east side of the front facade is a 2-story semi-hexagonal bay, with 1/1 windows on each elevation. The first floor features an exceptional nearly circular bright stained glass sash next to the entrance with a raised soldier course surround. Fluted engaged columns frame the front door. The full-width front porch is an early 20th century addition with a steeply pitched shed roof, wide Doric columns and a railing made of bulbous balusters with a limestone cap. The porch extends one bay to the east as a terrace with masonry pedestals. The west elevation features yet another semi-circular window and a 2-story center gable pavilion with cutaway corners decorated by lattice brackets and petite pendils. The east elevation also features a cutaway bay, with sawn shingles in the blind gable.

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Previously painted, the paint was removed several years ago to reveal the red brick walls. This house retains a high degree of integrity, and is a strong contribution to the historic character of the district. [C-1]

35. 615 Capitol Avenue, R. H. Dallmeyer House (1890). This 2½ story brick L-plan house has a hip and gable roof. The gable pavilion is on the west side of the front facade, with a shallow rounded 2-story bay in the center. A set of three 1/1 sash on each level are separated by decorative plaques with raised wood swags. The remainder of the center and upper portions of the bay have aluminum siding. A shed roof porch infills the ell and wraps to the east elevation with four brick piers, modern metal railings and aluminum covered frieze. Two adjacent modern entries in corner of the ell with 1-light transoms. Above the porch is a shallow oriel with two 1/1 sash and aluminum siding. Overhanging eaves have aluminum covering. West elevation has 2-story pavilion on north (rear) end, with aluminum siding. In 1898 the Sanborn Maps showed this house with a small front porch, but by 1929 the current porch had been installed. This house retains its historic form and most of its materials, and contributes to the historic character of the district. [C-1]

36. 616 Capitol Avenue, Dr. Herbert I. Taylor House (1925). The Taylor House is a 1½ story Craftsman Bungalow, built of wire-cut brick veneer with a multi-gable tile roof. Two gables face Capitol Avenue. The main gable is larger, and contains a pair of short 6/1 windows with smooth lug sills in its center. Broad overhanging eaves, elongated purlins and a tile finial at the peak of the gable provide decoration. A second gable is off-set to the east, connected to the shed roof of the porch to the west. The gable is covered with rough aggregate stucco painted yellow, decorated with half timbering painted white, and topped by a tile finial. Curved short stucco piers support the gable, and rest on tall brick pedestals. The first floor has a triple set of 8/1 double hung sash flanked by 6/1 windows. The entrance, to the right or west of these windows, has a multi-light beveled glass oak door flanked by multi-light sidelights. A deeply recessed west bay features double french doors opening onto the porch. The full facade front porch extends across the recessed west bay, has brick piers and pedestals, and a solid brick railing with stone caps painted white. Brick cheek pieces with stone caps frame the four concrete steps to the porch. The concrete foundation is incised to create the appearance of large concrete blocks. This house is an excellent example of Craftsman architecture, and retains a high degree of integrity. [C-1]

37. 618 Capitol Avenue, D. C. Weatherby House (1915). This 1-story limestone faced house exhibits influences from the Craftsman style of architecture. Rock-faced limestone walls contrast with the smooth stone waterable. Evenly coursed stone is highlighted by raised "vining" mortar tooling. The hipped roof has broad overhanging open eaves with exposed rafter ends on both the main roof and multiple dormers. The front facing dormer has four fixed rectangular windows. Just below this dormer, the shed roof of the front porch extends from the main roof. The off-center porch extends across the second and third bays, as well as a recessed fourth bay. The porch roof is supported by two limestone piers at the outer corners and two central wood posts on wood pedestals, with stylized wood "capitals" and a small plain cornice. Solid railing between the pedestals and the piers and cheek pieces beside the front stairs are finished with a rough aggregate stucco. The wood and stucco portions of the porch are painted a grayish green. The front door is centered on the entry stairs, and has a large single light with 8-light sidelights and a stone voussour lintel, flanked by light fixtures on both sides. The first and fourth bays are both recessed and blind, while the second bay has a pair of 6/6 double hung sash, and the entry is located in the third

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bay. A glassed-in porch is located toward the rear, and an open porch extends from the rear of the house. A 1-car basement garage faces the alley to the south, accessed by an alley shared with 616 Capitol Avenue. [C-1]

38. 619 Capitol Avenue, (1966). This 1-story commercial building is built of light, multi-colored brick. The flat roof is emphasized by a flat roof above the entry, which projects about three feet, almost extends the full width of the building and has two raised horizontal ridges for decoration. Near the east and west corners are single 1/1 metal windows with brick sills. The central doorway has a single glass and metal door with a short 1-light transom, flanked by wide 1-light rectangular fixed windows. A landscaping border separates the building from the sidewalk. Due to the building's construction well after the period of significance, this is a non-contributing resource. [NC-1]

39. 621 Capitol Avenue, (1968). A brownish red brick 1-story commercial building, this structure has a flat roof with a thin concrete cap at the top of the front wall. Single 4-horizontal-light windows with brick sills are located near the east and west corners. The entry is located off-center to the east, and is a set of double glass and aluminum doors with a short 1-light transom, flanked by exterior light fixtures. The lower part of the front facade is partially obscured by a matching brick wall with thin concrete cap that is stepped up the sloping lot toward Lafayette Street, and is immediately adjacent to the sidewalk. [NC-1]

40. 622 Capitol Avenue, Former Carriage House (1900). Shown as a 2-story brick garage on the 1923 Sanborn Map, this building was converted to residential use by 1940. This small, simple brick building has a hipped roof, with the entry on the east side, facing Jackson Street. A modern shed roof supported by metal poles shelters the entry, located to the south, with two 1/1 windows to the north side of the entry. These windows have single rowlock segmental arches and stone sills. A single window is located on the second floor. South of the house is a 4-bay concrete garage with wood triple folding doors built into the hillside, facing and at the same elevation as the rear alley. This house has historically been associated with 624 Capitol Avenue, and is included in the National Register nomination for the main house as a contributing resource. [NR-1]

41. 623 Capitol Avenue, Dix Apartments (1915). This 2-story brick former apartment building was built with a Classical Revival influence in its architecture. The building has a slate roof and copper flashing, which recently replaced a slate roof that was damaged by hail.⁵ Paired hipped roof dormers in the center of the front elevation serve as vents, and are separated by a brick fire wall. Wide overhanging boxed eaves feature very ornate double brackets on three sides of the building. Two projecting hipped roof pavilions in the east and west bays are outlined by brick piers with decorative stone plaques used as "capitals." The opening between the piers is topped by a wide stone lintel, with four somewhat modern windows below on the second floor level, which enclose a former porch. The first floor window area is divided by brick piers with stone caps, which project into the spandrel area of the second floor. The side openings are infilled with wood painted white; a pair of windows fill the center opening. Openings in the sides of the former porches are infilled with wood painted white on both levels. The center of the

⁵ Bob Dallmeyer, owner, interview by author, Jefferson City, Missouri, June, 2004.

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building is recessed, with an aluminum frame double glass door entry to the east and two large plate glass sash to the west on the first floor. A shallow aluminum canopy spans the entire opening. Stone stairs the full width of the center section have cheek pieces on each side. The large opening spanning the second floor center section is infilled with wood painted white, retaining its stone sill. The east elevation is brick, with numerous double hung windows, while the west elevation is immediately adjacent to 621 Capitol Avenue, and is a lighter color of brick. The second story windows on the west elevation have been infilled with recessed brick beneath double rowlock segmental arches. The north, or rear elevation, has an exposed basement with stucco walls and two at-grade entrances and a wooden accessibility ramp. Modern entrances are located on the east end of both the first and second floors - the first floor has a wooden accessibility ramp, while the second floor has an emergency exit to a metal platform and ladder. Entries on the west end of the rear elevation have been infilled with brick. The two large center windows with double rowlock segmental arches have been infilled with brick around two small modern 1/1 sash. While the number of openings infilled during the conversion from residential to commercial office use is unfortunate, only one solid infilled area is clearly visible from Capitol Avenue. The scale and massing of this building provide a sizeable anchor to this corner of the 600 block's north side. This corner is a key location within the district, with two houses listed individually on the National Register on the south corners, and the stone wall of the Missouri State Penitentiary on the northeast corner. The use of unpainted brick, slate roof and distinctive ornamentation on the eaves and the front pavilions reflect this building's period of construction. The Jefferson City Historic Preservation Commission designated this building as a Local Landmark in 2003. [C-1]

42. 624 Capitol Avenue, Lester S. and Missouri "Zue" Gordon Parker House (1905). A 2-story Neo-Classical Revival style house with an irregular plan and twin bay windows projecting on the southeast side. The house's full-height central portico with classical pediment and Ionic columns and pilasters, central entrance with sidelights and tall fanlight, and boxed cornice with frieze band illustrate the Neo-Classical Revival style used in construction.⁶ The lot also contains a 2-story house described above as 622 Capitol Avenue, a below-ground cellar and two concrete garages with a total of nine units. This house was designated a Local Landmark by the Jefferson City Historic Preservation Commission in 2000. The cellar and house at 622 Capitol Avenue are included with the main house in the individual listing on the National Register of Historic Places. [NR-3]

43. 700 Capitol Avenue, Missouri State Penitentiary Warden's House (1887 - 1888). This house is now known as the Colonel Darwin W. Marmaduke House, after the first Warden of the Missouri State Penitentiary, who lived in the house following its construction. Designed by prominent Fulton architect Montgomery Fred Bell, the Queen Anne style house originally had a crenelated parapet similar to the original limestone guard towers at the Penitentiary across the street. The roofline was altered only six or seven years after construction, which resulted in a complex standing seam metal roof and a conical roof on the tower on the east corner. Rehabilitation of the house occurred in 1992, when the 20th century brick porches were replaced by Queen Anne style wood porches. The changes in the porches were

⁶ Jane R. Beetem, "Lester S. and Missouri "Zue" Gordon Parker House," National Register Nomination (Nomination on file with Missouri DNR / State Historic Preservation Office.), 7.1.

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approved as part of the Historic Preservation Tax Credit review. The Jefferson City Historic Preservation Commission listed the Warden's House as a Local Landmark in 1993, the first year of the Local Landmarks program. The Warden's House was listed individually on the National Register of Historic Places in 1991. [NR-1]

44. 712 Capitol Avenue, James T. Blair House (1875). A 2-story white painted brick Italianate Side Hall Plan house, this house has a hipped roof. The eave features a plain frieze with carved brackets and modillions. Three windows on the second floor are tall, narrow 1/1 double hung sash with soldier course segmental brick arches, plain wood window heads and stone sills. Two of the same type windows are located to the east of the front entry. The entry is sheltered by a 1-story single bay porch with a flat roof, supported by chamfered wood posts and ornamented by a plain frieze with carved brackets and modillions. A concrete floor and one concrete step lead to the front entrance. Tall, narrow double paneled doors with a segmentally arched transom lead to the side entry hall. A porch light hangs from the center of the porch ceiling. A single bay 2-story ell to the west has a door facing Capitol Avenue on the reentrant angle, with a window above on the second floor. A low 1-story shed wing to the rear has artificial siding on the rear and east sides. A 1-story gable front double car frame garage is located at the end of the driveway near the alley on the southeast corner of the lot. Most recently used as a photography studio and then an antique store, this house is currently vacant. The house retains a very high degree of integrity, and is a contributing resource, while the garage is non-contributing. [C-1; NC-1]

45. 718 Capitol Avenue, F. E. Giesecke House (1915). This 2½ story brick house was built as an American Four Square. The hipped roof features a central gable roof dormer with decorative shingles, a pair of 1/1 windows and overhanging boxed eaves. On the second floor there are two sets of paired 1/1 sash. A full-width 1-story hipped roof porch with three Doric columns covers the first floor facade. The original multi-light Craftsman style door is located in the west bay, with two 1/1 sash to the east. All windows have double rowlock segmental arches and concrete sills. The porch has a concrete porch floor and the front steps are covered in decorative tile. Shed roof 2-story frame addition is located on the rear of the house, as well as a small rear wooden porch with ramp and wheelchair lift. A 1-story brick and frame garage near the alley in the rear is non-contributing. This house is in very good condition, having been recently rehabilitated, and retains its integrity. [C-1; NC-1]

46. 722 Capitol Avenue, Missouri State Penitentiary Deputy Warden's House (1900). This 2-story brick American Four Square house retains its unpainted red brick walls, hipped roof with multiple dormers and 1-story full-width front porch. Gable roof pedimented dormers have decorative wood shingling in the pediment, as well as two 1-light sash and overhanging boxed eaves. Incised concrete lintels adorn the second story front windows, while all windows have concrete lintels and sills. The front second story windows also have corbels beneath the ends of the sills. The outer corners of the front facade feature stone edge blocks level with the tops of the window sills. The eaves on both the house and the porch have been covered with vinyl siding, as have the piers that support the front porch and their matching pilasters. Open white turned wood railings separate the four piers, and concrete steps lead to the porch. A stone foundation is visible on the west side adjacent to the driveway. The rough-faced irregularly coursed 1-story stone garage in the rear first appeared on the 1940 Sanborn Map, and is

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a contributing resource. The house retains its sense of time and place in spite of recent alterations, which could be reversed. [C-2]

47. 728 - 730 Capitol Avenue, Henry House (1925). A 2-story Italian Renaissance house, which features a low hipped roof decorated by modillions. Stucco walls are painted golden yellow. The front facade has several groups of windows. In the second and fourth bays on both the first and second stories, flanking the 1-story front porch, are 12/1 double hung sash flanked by 6/1 sash. The first bay is a sleeping porch, with four 6-light casement windows topped by 4-light transoms on both the first and second floors, separated by a slightly recessed rectangular panel. On the second floor above the entrance is a multi-light door with an ornate plastered transom area. Narrow 6-light windows flank this door, still within the space above the front porch. The two porch piers and pilasters are made of wire-cut unpainted yellow brick with stone caps. The brick pilasters are painted the same yellow as the surrounding walls. Brick closed railings extend from both of the porch's corner piers, past the window groupings on the second and fourth bays, stopping just short of the west edge of the facade. These railings form a terrace to either side of the front porch. A plain frieze with modillions separates the piers from the railing on top of the porch. The wood slat balustrade between the paneled wood pedestals and pilasters creates a second floor porch. The west elevation has two deeply recessed square openings in the first two bays on the first and second floors, so that the windows are not visible from Capitol Avenue. The east elevation features 2-story semi-hexagonal bays in the first and third bays, with multi-light windows in the sleeping porch in the fourth bay. Smaller 1/1 sash with frosted windows are located in the second bay. Large evergreen trees screen the view of the east elevation and of the entire house from Cherry Street. This house, listed as two flats since 1925, retains a high degree of integrity and is an excellent example of the Italian Renaissance style. [C-1]

48. 109 Adams Street (1910). A 2-story duplex with a hipped roof and stucco walls, that is located on a lot that slopes steeply to both the north and west. The result is the duplex is high above a front (west) retaining wall, which continues along part of the north side, adjacent to an alley. An additional retaining wall the width of the building about three feet high is located in the front, with a lower version located at the rear (east). A 2-story full-width porch on the front has stuccoed piers on limestone foundations. The entrance to the porch is a side-facing concrete stair at the south (right), with modern metal railing that continues as the porch balustrade, and is also used on the second level balustrade. Two single door entrances on the south end of the porch have transoms, with a 1/1 window to the north (left). The second floor has two 1/1 windows that flank a single door. The roof overhangs on all sides. The south side has six windows with rock-faced lintels, including a stair window between the first and second floors. On the north elevation overlooking the alley are four windows on each floor, and each floor features two small vertically paned beveled glass fireplace windows near the west (front). This building does not detract from the historic district, due to its size, roof shape, front porches, fenestration pattern and setback. While the amount of visible historic fabric remaining is small, due to the addition of stucco plus loss of the original stairs and porch railings, the duplex continues to retain its location, setting, design, feeling and association with the surrounding district. [C-1]

49. 111 Adams Street (1910). A variation on the Four Square type house, this 2-story brick house has a hipped roof and limestone foundation. A hipped roof dormer with two 1/1 windows is on the roof, which

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overhangs on ly on the front, with a wide fascia board cornice with returns. Two large 1/1 windows are on the second floor. A 1-story full-width hipped roof porch with entablature is supported by corner brick piers and a center wooden post on a brick pedestal. A wide flat baluster extends between the north (left) brick pier and the pedestal. A single entrance door to the south (right) has a transom and concrete lintel. North (left) of the door is a large 1/1 rectangular window with concrete lintel and sill. The south elevation features a short rectangular stair window with vertical beveled glass panes and a single rowlock brick arch. The second floor windows on this wall all have double rowlock segmental arches and rock-faced stone or concrete sills, including a dropped stairway window. The north elevation angles outward behind the first floor front window, with the angled wall one window deep. A second story open porch at the rear has wood posts and railing. [C-1]

50. 113 Adams Street (1935). This 2-story brick house exhibits influences from the English Revival style of architecture. The house sits on a rise, with the lot sloping to the north and west (front). The side gable roof tops the three 6/6 windows with concrete sills on the second floor. The first floor features an entrance on the north (left) side through a gabled brick projecting vestibule, with the gable flaring to the north. The round-arched entry door is within triple rowlock recessed brick arches with a concrete keystone, spring blocks and sill. South (right) of the entry is a triple window, each 6/6 window in a rectangular frame with a continuous concrete sill. The side gables overhang the main block of the house and are stuccoed, with a small double 8-light casement window in each gable. The rear of the south elevation has a 2-story section that is either a later addition or modified original sleeping porch. The first floor of this section has walls of the same brick as the main house, with brick posts infilled with modern windows surrounded by rigid shingle siding. The second floor of this section has rigid shingle siding and 6/6 windows. [C-1]

51. 209 Adams Street, former A&P Grocery Store (1939). This 1-story commercial building was influenced by the Art Deco architectural style. The west (front) facade has a central pavilion that steps out one brick width from the plane of the facade, with additional depth around the central doorway. The pavilion has a concrete coping above a row of stretcher brick on end. The brick stretcher pattern continues across the facade. The pavilion features a recessed vertical pattern in the upper center area suggesting a 2-brick-wide "pilaster," flanked on each side with the same pattern only three bricks wide. Near the top of the main wall is a set of four horizontal recessed bands that encircle the building's west, south and north facades. The double glass and metal-framed modern entry doors have metal-framed sidelights and transom. The areas to either side of the entrance must have originally been large display windows, but have been bricked in with soldier course brick. Near the outer corners are narrow vertical glass block windows, three blocks wide and eleven blocks tall. The north wall has four "buttresses" evenly spaced, each with two recessed vertical bands. On the south, adjacent to an alley, are the ghosts of several former windows. The north wall is adjacent to a surface parking area that is flat, and elevated above both Adams Street and Capitol Avenue. The retaining wall surrounding the parking area is concrete, and the corner posts each have a set of three vertical recesses that mimic the design of the building. One of very few commercial buildings in this district, this building retains its Art Deco influence, a rare architectural style in the district and in Jefferson City. [C-1]

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52. 213 Adams Street, Jefferson City Area Chamber of Commerce (1947). A 2-story red brick building, this building was constructed in the Classical Revival style. The symmetrical front facade has a center pavilion that projects forward, with an arcaded porch between the wings. The sides of the pavilion have "pilasters" that outline the corners. Four fluted Doric columns are topped by a full dentilated entablature across the pavilion, with the business name centered over the columns. The pavilion is topped by a white railing with turned balusters and rectangular panels at each end, separated into sections by square panels. The second floor 6/6 windows with brick sills are visible between the columns. The centered entrance has double glass doors with a 1-light short transom, wood side panels and a sign mounted over the entire section. Double 6/6 windows with 3-light transoms flank the entrance. East and west of the central pavilion, a protruding and dentilated "cornice" is in line with the projecting cornice of the central pavilion. A single line of rowlock headers is located above and below this treatment. The second floor windows on each side are two 6/6 windows with louvered shutters, brick lintels and sills. The first floor features a 3-part window surrounded by wood "pilasters" and an overhanging cornice. A raised brick planting bed and a wide concrete "cheek" flank the central concrete stairs to the south, while a concrete accessibility ramp with horizontal pipe railing is located to the north. All windows appear to be modern replacements, but are sized to fit their openings and appear appropriate to the period of the building. This building retains a high degree of integrity. [C-1]

53. 217 Adams Street, Grace Episcopal Church (1898). Anchoring the northeast corner of Adams and East High Street is the Grace Episcopal Church, which features both the Gothic Revival and Romanesque Revival architectural styles. The church is in excellent condition. A 1-story addition to the north is slightly recessed, and softened by landscaping, so does not significantly detract from the main building. The Jefferson City Historic Preservation Commission designated Grace Episcopal Church as a Local Landmark in 1996. The church is listed on the National Register of Historic Places as part of the Missouri State Capitol Historic District, and is within the boundaries of the Capitol Avenue Historic District, but is counted as National Register listed. [NR-1]

54. 100-102 Jackson Street, Theodore G. Burkhardt House (1890). A Queen Anne influenced house with 2½ stories, this irregularly shaped house sits on a slight rise above Jackson Street. A polygonal roof dormer with stained glass windows is located above the north (right) bay. A squared projecting pavilion set on an angle at the southeast corner of the main block has a bowed mansard roof. The most distinctive feature of the pavilion is a broad rectangular 3-light window, with two narrow 3-light fixed sash flanking a fixed center sash below a semi-circular fanlight with colored glass framed by a brick arch of headers and stretchers. The main block has a 3-bay facade with three windows on the second floor aligned with the windows and doors below. These 1/1 rectangular windows and those on the first floor have rough-faced limestone lintels and sills. The entrance porch is a small 1-story porch with flat roof supported by concrete Tuscan columns. The single entry door is modern, but in a style appropriate for the period of the house, and has a large oval light with original rough-faced limestone lintel. Both the north and south elevations have original 2-story gabled projections. The middle of the north wall has a recently added side entrance with exterior stair. The rear of the north wall rises to three stories with a large modern dormer and frame addition, with a deck on the third floor, enclosed first and second floors and an exterior stair. [C-1]

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55. 101 Jackson Street, Duplex (1910). An American Four Square variation, built with Georgian Revival influences, this dark red brick duplex has a low, broad pyramid shaped roof, and a broad facade facing Jackson Street. The central hipped roof dormer on the front (west) elevation has two small 1/1 windows between Tuscan pilasters, set in shingled walls. The plain frieze with modillions wraps slightly to the north and south elevations, and adjoins the tops of the second floor windows and doors. Two large windows on the second floor are aligned above the first floor windows, and all have 1/1 sash with concrete lintels and sills. Also on the second floor are two narrow doors with infilled transoms that access the front porch roof. The 1-story full-width front porch with denticulated full entablature has modern wrought-iron support columns and a simple wrought-iron railing that matches the railing atop the porch roof. The first floor has two single door entrances with transoms, concrete lintels and sills near the center of the facade, flanked by one large 1/1 window on each side. The north and south elevations have smaller centered 1-light dormers. The north wall has a large 3-part window with brick segmental arch and concrete keystone, visible from State Street. The east (rear) elevation has a hanging 2-story porch that is in poor repair. An attached 1-story concrete double car garage with wooden paneled doors is in deteriorated condition. This building is currently vacant and in need of repairs. Despite alterations to the porch supports and railings, this building retains a significant degree of integrity, and is a contributing resource. [C-1]

56. 103 Jackson Street (1890). This exuberant Queen Anne style brick and frame house features a truncated pyramid roof with cross gables. The gable on the north (left) side of the front facade has a small second gable inset with a small 1/1 wood framed window between tall brackets and topped by a projecting eave. The wall around this window is shingled. The second story is covered by wooden shingles in various patterns, while the walls of this section flare out at the base. The south (right) side of this floor overhangs the lower wall, while the north (left) over the entry porch is gabled and projecting. Each side section has a central double 1/1 window with wood surround, wide fascia and a projecting cornice above. The first floor is painted brick with two distinct sections. The north (left) half is an elaborate entry porch, recessed below the second story and supported by double Tuscan columns set on short limestone pedestals at its outer corners. Recessed behind the columns is a brick wall with a central low-springing keyhole arch, and recessed behind the arch is a single entry door with transom and decorative wood surround that is set off-center to the right. The wall to the left of the entry has wainscoting below stucco. The south (right) half of the first floor has a cut-away bay. On its center face is a double rectangular 1/1 window, while the angled walls each have a single rectangular 1/1 window, all with rough limestone lintels and sills. Above the window in the right angled side of the bay, cut back under the upper story, are curving brackets with spoke-like insets. This elaborate house appears in good condition from the front, but repairs are needed on the rear and side elevations. [C-1]

57. 104 Jackson Street (1900). This Queen Anne influenced duplex built of brick and frame has a hip and cross gabled roof, and is 2½ stories tall. Set on a slight rise, the building is located above street level. The 2-story front porch is historic, but not original. Above the porch on the south (left) side is a shingled gable with fish-scale shingles at its peak, where an inset 3-light window is topped by brackets. Over the north (right) side of the porch is a wide gable facing north. Behind these two gables the main roof is pyramidal. The flat roofed full-width 2-story porch dominates the front facade, with its brick piers and solid brick railing on the first level and square wood posts and open wood balustrade on the upper

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level. Both levels feature a full entablature. The second story has clapboard siding and asymmetrical fenestration, including a large 1/1 window in a wood frame aligned above the south first floor window, a single door, and then a single 1/1 window aligned with the left (south) first floor entry. The entrance to the porch is on the north (right) side, which leads to two single doors, with a large 2/2 window on the south (left) side of the first floor. The side walls on the second story flare outward at the base. All windows on the side elevations are rectangular 1/1 with wood frames. A historic garage is located at the rear of the property. [C-2]

58. 105 Jackson Street, Parsons House (1830). The oldest house in the Capitol Avenue Historic District, the Parsons House exhibits French Colonial influence in its design. The first floor is constructed of irregularly coursed rough limestone blocks, while the second floor is clad in wood clapboard. The clapboard may conceal log walls on the upper story, but this has not been confirmed. The first floor of the front (west) facade has five bays, with a central single entry door flanked by sidelights set in an eared wood frame. Two rectangular 1/1 modern windows flank the entry on each side. The 2-story frame front porch covers the three central bays, and is supported by Tuscan columns on the first level and square wood posts on the second level. The first floor of the porch is concrete, and the second floor is wood frame with an open wood balustrade. An exterior stairway is located at the south (right) end of the porch, shielded from view by wood lattice. The upper level has a centered single door entrance with transom and sidelights, flanked by two 1/1 rectangular windows with wood sills on each side which are aligned with the windows below, only taller. The shed roof of the porch is an extension of the house's side gabled roof. Chimneys are located on each end of the gabled roof, with windows flanking the north chimney on each side, and no windows on the south side. Behind the rectangular core of the house is a shed-roofed extension, most likely an early addition. The north side is two windows deep and covered by clapboard, while the south side is the same depth but covered in modern shingles. This architecturally significant house is vacant, and in need of routine repairs. The Jefferson City Historic Preservation Commission designated this house as a Local Landmark in 1993, the first year of the Local Landmark program. The 1992 Historic East Side Survey determined this house was individually eligible for National Register listing, or would contribute to a historic district. [C-1]

59. 108 Jackson Street, (1890). A Queen Anne house with 2½ stories, this brick house with a complex roof has a number of decorative elements. The roofline of the front facade includes a pyramidal tower set at an angle on the south corner, with a shallow gable below. The raking cornice of the tower gable has bosses, and the main cornice has brackets where the tower and the front (east) wall join, continuing to the projecting gable on the north (right). The north corner features a broad gable over a rounded 2-story bay with large brackets at the overhanging ends of the gable. The center of the gable has a 3-light fixed rounded window beneath a small curved gable roof. The gable walls are covered by fish-scale shingles below a broad raking cornice. The projecting gable pavilion on the southeast corner of the front facade is a rectangular tower, with a broad 1/1 window with 3-part transom and a segmental arch formed of soldier bricks alternating with headers, and upper corners ornamented with large limestone blocks with carved relief ornamentation. The 3-part transom is divided by brackets into vertical glass panels of yellow, green and violet. Both the first and second floors of the rounded bay to the north feature two 1/1 windows of curved glass with rough-faced limestone lintels and sills (the second floor sill is continuous). Near the center of the second floor is a window infilled with glass block and brick between the limestone

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lintel and sill. The dominant feature of the first floor is a large, wrap-around 1-story porch that bows out around the rounded bay, then is straight across the center section before it curves around the tower at the southeast corner. The roofline is ornamented with a denticulated cornice with bosses in the architrave. Modern wrought-iron posts support the porch roof. The main first floor entrance is located left of center, a 15-light single door in a modern permastone surround. A second entrance in the south (left) tower also has a permastone surround. This doorway has a segmental arch formed of soldier bricks alternating with headers, and the upper corners are marked by large limestone blocks with carved relief ornaments. A narrow window infilled with glass block is in the tower's side wall, facing the porch and adjacent to the main door. The north elevation is blank on the first floor, with a single rectangular 1/1 window with limestone lintel and sill on the second floor, adjacent to a 2-story bay with a tall turret-like roof. Each face of this bay has a single window on each story, with a wider window in the center bay. The first story of the south elevation has a narrow 1/1 window, a round-headed fixed sash window with soldier course lintel and limestone sill, and a single 1/1 window with limestone lintel and sill. Above the round-headed window is a tall narrow opening infilled with glass block that has a limestone lintel and sill. Another single 1/1 window is located above the rear first floor window. This section has a bracketed cornice and a modern roof dormer above. To the rear (west) is a modern 2-story brick addition, followed by a 1-story section. [C-1]

60. 109 Jackson Street (1910). This 2½ story brick house exhibits influences from both the transitional Queen Anne style and the Colonial Revival style. Topped by a pyramidal roof with a polygonal central roof dormer covered with aluminum siding, the dormer features a modern 1/1 window in the front bay. The roofline has a double fascia and slightly overhanging eaves covered with modern material. The second story has a double 1/1 window on the north (left) side, with a flat arch of vertical headers and stretchers and the sides of the window framed in soldier course brick. To the south (right) is a 3-sided oriel, with a 1/1 window on each side. A 1-story full-width front porch has a wide 4-fascia frieze and shed roof, supported by wide-spaced pairs of wooden Ionic columns on concrete bases. On the south side (right) under the porch is the entrance, a single door with decorative transom that opens into a small vestibule with a second door paralleling the first and another door at a right angle, to the right of the main entry. A single rectangular 1/1 window into the interior stairway has a concrete sill, and is located to the right of the entrance. On the north (left) side is a large rectangular double 1/1 window. Both windows and the door on the first floor are capped by flat arches of vertical headers and stretchers. The south wall, next to the alley, has a 2-story bay with projecting gable at the rear, and a triple window with ornamental glass near the front, or west end of the wall. A modern 1-story frame multi-car garage is located to the rear of the house. [C-1; NC-1]

61. 114 Jackson Street (1920). A 2½ story brick house built as a variation of an American Four Square, with Craftsman influences. The hipped roof has a central hipped roof dormer, with a triple set of windows, each with four vertical lights. The overhanging roof is accented by white painted fascia boards. Three evenly spaced windows on the second floor have 4-vertical/1 sash, with concrete lintels and sills. A 1-story full-width front porch has brick piers with an open brickwork balustrade. The central porch entrance leads to a single door with sidelights and transom, flanked by a large single 6-vertical/1 sash window on the south (left), and a double 4-vertical/1 window on the north (right). Along the south wall the limestone foundation is exposed toward the rear (west), with an exterior door at the southwest corner. All

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windows on the side elevations have segmental double rowlock arches and concrete sills. A 2-story frame addition is located at the rear of the house. [C-1]

62. 209 Jackson Street (1900). A brick 2½ story house with Queen Anne influences, this house is located on a sloping lot between 500 Capitol Avenue and an alley. The house has a hip and gable roof with a centered hipped roof dormer. The dormer has three small 1/1 windows, while the roof overhang has slightly exposed rafters. A fascia and overhanging cornice top the front facade, with a slight continuation onto the side elevations. The second story has three bays, each with a single 1/1 window with concrete lintels and sills. The front 1-story frame porch is full-width, with Tuscan columns and a wood balustrade of delicate turned balusters and a broad central opening accessed by wood stairs. The first floor is four bays wide; the north (left) bay has a wide fixed sash window with a leaded beveled glass transom. The second bay is the entrance, a single door with transom. The third and fourth bays have single 1/1 windows. All openings on the first floor have concrete lintels and sills like the second floor. The north wall is very flat, with only three openings: one single segmentally arched window with double rowlock arch on each story toward the rear (east), and in the center of the wall a round-arched window with a semi-circular pane of stained glass above a rectangular fixed sash. South wall has a 2-story cut-away bay at the rear (east), with gable above that is covered with shingles. The cut-away corners of the bay beneath the gable have scroll brackets. A single 1/1 window is located on each story west of the bay and the same type of window in the front (west) angled wall of the bay. These windows are segmentally arched with double rowlock arches, and have concrete sills. Vacant for a number of years, damage to the porch balusters is apparent, as are rotting fascia boards and other areas needing repair. However, this house retains a good deal of historic integrity. [C-1]

63. 211 Jackson Street (1910). A 2½ story brick duplex with a hipped roof, this house has a central hipped roof dormer with exposed rafters and a double 1/1 window. A wide fascia and overhang have doubled brackets (three pairs across the front facade). The south (right) two-thirds of the front facade has a recessed 2-story porch. The second story porch is aligned with the porch on the first floor, but a bit narrower as the first floor porch has an entry area. This porch is screened and has an open brickwork balustrade. French doors open onto the second story porch. Centered in the wall north (left) of the porch is a single 1/1 window, with a concrete sill. The first floor porch is open, with brick piers like the second story porch, but with open wooden balustrades. North of the entry to the porch is a rectangular double-hung window with a decorative upper pane of beveled glass and a concrete sill. The head of this window abuts a concrete belt course that extends the full width of the facade. The north wall on the first floor has a triple window near the center of the wall, a short window and a single 1/1 window, all rectangular in shape. The second floor has the same windows, plus a single 1/1 window in the front (northwest) corner. This wall also features the same cornice as the front and four pairs of brackets, as well as two tall chimneys through the roof, spaced in the center of the wall. The brick walls have been laid in 5-course American bond variation, with the strength courses of alternating headers and stretchers, the headers glazed in black. [C-1]

64. 212 Jackson Street (1915). This house retains its complex roof shape due to a number of additions, and a limestone foundation is visible. The house is located on a sloping lot next to an alley, with a surface parking lot across the alley to the north. The setback from the street and scale of the

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house is compatible with the surrounding houses. Artificial siding and a large aluminum window on the front facade detract from the historic character, yet the house does not detract from the overall neighborhood. The gable front (east) wall has a single centered 1/1 window and knee braces at the lower corners of the gable. The first floor has an entrance to the north (right) with a classical surround and a modern door, with concrete deck accessed by a set of concrete steps and surrounded by modern metal railings. A triple modern window is located to the south (left). Originally a T-plan house with a 1-story porch in the southeast corner, this porch has been enclosed. Most of the windows have been modernized, and several 1-story additions are located at the rear. This house does not detract from the historic district, due to its size, roof shape, fenestration pattern and setback. While the amount of visible historic fabric remaining is small, due to the addition of siding and replacement windows, the house continues to retain its location, setting, design, feeling and association with the surrounding district. Therefore this building is a contributing resource under Criterion A, Community Planning and Development. [C-1]

65. 213 Jackson Street (1920). A brick American Four Square type house, this house stands 2½ stories tall on a lot that slopes to the south. The hipped roof has a central hipped roof dormer with double 1/1 windows. The roof overhangs the walls on all sides. Two evenly spaced windows on the second story are rectangular 1/1 windows with rough-faced sills. The full-width flat roof 1-story porch has been enclosed and modernized with fixed 1-light sash and louvered "spandrel" panels. The entrance is located on the north (left) side of the porch. The brick walls have been laid in 5-course American bond variation, with the strength courses of alternating headers and stretchers, the headers glazed in black. The south wall has short 1/1 segmentally arched basement windows in the stone foundation with triple rowlock arches, aligned with the windows above. An at-grade entry is located on the west (front) end of the wall. On each floor above are single segmentally arched windows toward the front - the lower window has a triple rowlock arch and the upper window has a double rowlock arch. A 2-story bay is located at the rear (east) end of the south wall, with the same windows in the front angled wall, but none in the eastern face. The roof overhangs this bay, and overhangs on all sides. A 2-story sleeping porch on the rear (east) elevation has been enclosed and modernized. The north wall has irregular fenestration, with two chimneys. A secondary entrance is located behind the first (western) chimney on the first floor. This house retains a considerable amount of integrity, despite alterations to the porches. [C-1]

66. 214 Jackson Street (1925). This 2½ story brick American Four Square type house is located on a sloping lot, with higher ground to the north (right) that results in exposed foundation on the south side. The hipped roof has a centered gable dormer on the front, with shingled sides and two windows with three vertical panes each. The second floor has two evenly spaced rectangular windows with 4-vertical/1 sash. The first floor is defined by the full-width 1-story gable-fronted porch supported by brick corner piers with concrete caps. The shallow gable has a wide entablature and a slight overhang, with curving partial returns. The face of the gable is stuccoed. The porch has open wooden balustrades and concrete front steps with a center iron railing and flanked by brick cheek pieces. Under the porch, there is a single entry door to the north (right), and a double rectangular 3-vertical/1 window to the south (left). All windows have concrete sills. On the south wall the basement is exposed, with two narrow 3-vertical/1 windows flanking the base of the chimney near the front (east), then a door with a metal awning and a

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coal chute to the west (rear). The first floor of the south wall has short 3-vertical/1 windows that flank a partially exterior chimney, and a 3/1 double window to the rear (west). The second floor on this elevation has a single 3/1 window at the front (east) corner and a second window to the rear (west). The north wall's first floor has no window at the front, a small double-hung window at the center, and a double window to the rear (west). The second floor stair window is located between stories, then a short and a larger window toward the rear (west). [C-1]

67. 126 Marshall Street, Apartments (1976). A pair of apartment buildings linked in the center by a central stairway, these 2-story gable end frame buildings have faux-Tudor decoration on the blind front walls. The northernmost building is constructed on round metal posts, which provides a covered parking area. This modern building was constructed after the period of significance, and is non-contributing. [NC-1]

68. 208 Marshall Street, Prince Edward Apartments (1930). A rare Art Deco influenced building, not only in the district, but in Jefferson City, the Prince Edward Apartments retains its simple, modern styling typical of the Art Deco period. The walls are largely unornamented, and show the 7 course common bond brick with strength courses of alternating headers and stretchers. The roof is not visible from the street, an indication that it is either flat or slightly sloping. The main facade is seven bays wide with a central pavilion. The pavilion is capped by Art Deco projecting vertical elements that extend above the roofline and down toward the uppermost window. Stepped out from the main wall plane, the pavilion has paired 6/1 windows on the second and third stories with lintels of vertically laid headers and stretchers, and concrete sills. The first floor of the pavilion features a double-door entry set in a concrete surround, corbelled at the center and sides. A single and then a pair of 6/1 rectangular windows flank the pavilion on both sides. All windows on the third floor have flat concrete keystones set in a continuous soldier course that runs the full width of the facade. The upper wall parapet is coped with concrete, dropping above each window to create a crenelated effect. The outer corners are defined by concrete rectangles. A wide concrete water table is located above the basement level, and a continuous sill runs below the first floor windows. The full height of the south basement wall is exposed, as the lot slopes toward the south. The concrete basement wall is faced with brick on the front, with two 6-light fixed sash windows in the left two bays. This apartment building retains its historic detailing and character, and is a rare Art Deco addition to the architectural variety of the district. [C-1]

69. 210 Marshall Street (1910). One of a pair of similar Four Square type duplexes, this duplex is located at a higher elevation because the ground slopes to the south in this block of Marshall Street. The pyramidal roof overhangs the walls, which have a very narrow wood molding for a cornice. The second story has a double 1/1 window to the south (left) in wood frame with concrete lintel and rough-faced concrete sill. A single door and single 1/1 window are located to the north (right) of this window. All doors and windows on the second floor are aligned with the openings on the first floor. A 1-story full-width front porch is supported by brick piers which continue through the porch roof, with the porch entrance to the north (right) and open wood balustrades on both the first and second floors. Two first floor entrances are under the porch on the north (right) side, with single doors and transoms. A double window like the one on the second floor is to the south (left) side of the first floor. Concrete steps with

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iron railings lead to the porch, which is enclosed below the floor level by historic lattice with square openings. [C-1]

70. 212 Marshall Street (1910). The second of a pair of Four Square type duplexes, this duplex is located at a lower elevation than its mate at 210 Marshall Street. This building has the same fenestration and decoration as 210 Marshall Street, with just a few exceptions. The porch entrance appears a bit wider on this duplex, which resulted in wider concrete steps leading to the porch with a central, rather than flanking, iron railing. The open wood balustrades on both the upper and lower levels of the porch have been replaced with simple iron railings. Historic lattice encloses the space beneath the porch floor, where the ground slopes to the south. [C-1]

71. 100 Lafayette Street (1890). This 2-story brick commercial building has a flat roof and rectangular shape. The original cornice is missing. The second story has three double rowlock segmental arch openings on the front facade, with the center opening infilled with plywood and the flanking openings with a smaller 1/1 replacement sash. The first floor of the front facade has been altered, with modern vertical wood siding topped by a small pent roof. Two concrete steps lead to the entrance, a recessed solid wood panel door off-center to the south. The door is flanked by paired 1/1 modern sash to the south and four oversized 1/1 replacement sash to the north. The north elevation has a corbelled brick cornice and ten openings on the second floor, with the three on the east end fully or partially infilled with plywood. The first floor north elevation has nine openings visible, as a large triple 1/1 sash has been covered by vertical siding. A pedestrian door with transom is the first opening visible on the east end, followed by five 1/1 windows, another door with infilled transom, then two more 1/1 windows. Most of the windows have wood sills and double rowlock segmental arches. The south elevation has ten original openings on the first floor, four brick infilled and six with sash remaining. The second story has eleven openings; the east three have smaller replacement sash, followed by a pedestrian door, and seven windows. Wood stairs that lead to a wood platform extends across the east half of the second story. A change in the brickwork between the first and second floors indicates that the second story may have been an addition. While somewhat altered and in need of repair, this building still retains its appearance as a late 19th century commercial building. [C-1]

72. 102 Lafayette Street (1905). A 2-story house with Queen Anne influences, that has a truncated hipped roof with gable. The gable on the north side of the front facade has decorative shingles and a 1-light sash. The second story has modern artificial siding over clapboard. A single 1/1 sash window is located to the north on the second floor, and a large 1/1 sash and a single door are on the south side. The 2-story non-original porch that this door used to access has been removed. The first floor walls are unpainted brick, and there are two entries in the north bay, with the southern door an original 1-light door and the northern door a modern paneled door. Both doors have transoms. A large 1/1 window is located in the south bay. The north elevation has a small stair window and two 1/1 windows to the west on the first floor, all with double rowlock segmental arches and stone sills. The south elevation has three windows on the first floor. On the second floor there is a semi-hexagonal oriel in the center flanked by windows. The Queen Anne influence has been largely obscured by the addition of modern siding, but the house helps this block retain its sense of time and place. A sensitive rehabilitation could possibly reverse the alterations. [C-1]

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73. 104 Lafayette Street (1910). A 2-story brick duplex, this house is a mirror image of its neighbor at 106 Lafayette Street. The hipped roof has a central gable roof dormer with sawn shingles and a 4-light window. On the second floor is a central door, with both the door and transom boarded, flanked by 1/1 windows on each side. The window to the north is smaller than the southern window. There is no front porch for this second floor door to access. The first floor has two entrances on the north side, both 1-light wood doors with boarded or painted transoms. A single 1/1 window is on the south side of the first floor. All windows have double rowlock segmental arches and stone lug sills. A concrete "terrace" and partial pedestals are remnants of the front porch. A 2-story shed roof frame addition in the rear is one bay wide, with a pair of windows on the side. The loss of the front porch and subsequent closure of the second floor door is unfortunate, but the house retains its historic appearance despite these alterations. [C-1]

74. 106 Lafayette Street (1910). A 2-story brick duplex that is the mirror image of its neighbor at 104 Lafayette Street, but with the front porch intact. The hipped roof has a gable on the south side faced with shingles. On the second floor is a central door, with the transom boarded, flanked by 1/1 windows on each side. The window to the south is smaller than the northern window. The 2-story shed roof front porch has a concrete base and three round rusticated concrete columns with two bands each on the first floor, with no balustrade. The second floor has exposed rafters, wood posts and an open horizontal wood railing. The first floor has two entrances on the south side, both 1-light wood doors with boarded transoms. A single 1/1 window is on the north side of the first floor. All windows have double rowlock segmental arches and stone lug sills. A rear hipped roof 1-story wing has a pair of windows, and a recessed smaller single bay frame addition is also located in the rear. The remainder of the rear elevation is covered by a 2-story porch and stair. [C-1]

75. 108 Lafayette Street (1907). Originally constructed as a twin of 110 Lafayette, the two houses appear different due to porch alterations. The low hipped roof has a simple wood cornice, which has slight returns and meets the tops of the second floor windows. A single 1/1 window in the north bay and 2/2 window in the south bay provide fenestration for the second floor. The 1-story hipped roof porch is an early-mid 20th century alteration, constructed of wire-cut brick. Tan bricks alternate among red/orange brick on the three porch piers and single pedestal. The porch is enclosed with modern storm windows. Two-story historic addition is located at the rear, with a shed roof and rigid shingle siding and paired windows on the first and second floors and an entrance to the right bay (northwest). [C-1]

76. 110 A & B Lafayette Street (1907). Originally constructed as a twin of 108 Lafayette, but now with a different appearance due to porch alterations. The low hipped roof has a simple wood cornice, which has slight returns and meets the tops of the second floor windows. A brick chimney is located to the front of the hipped roof peak. A single 1/1 window in the north bay and larger 1/1 window in the south bay provide fenestration for the second floor. The 1-story full-width shed roof porch has a concrete floor, modern iron supports and no balustrade. End bay entrances are located with the north (right) entrance close to the outer wall than the south (left) entrance. A 1/1 double hung window is off-center to the right with rock-faced stone lintel. The south elevation has double rowlock segmentally arched windows. A 2-story shed roofed historic addition on the south side of the rear elevation has a more modern, lower shed roofed frame addition in the north bay with a modern door and vertical wood siding. [C-1]

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77. 210 Lafayette Street, J. Henry Asel, Sr. and Hilda Asel House (1898). An elaborately decorated Queen Anne house, this brick house stands 2½ stories tall on a sloping lot behind a small front yard bordered by a stone retaining wall topped by an iron fence. The house has a complex roof and stepped facade. The south (left) bay has a gable with projecting wood apex decoration - elaborate Queen Anne decorative carving with the center open in a round arch. The gable sides rest on an impost are above the wood cornice. The second story of this bay features a 1-light sash with round arch transom and a stone "horseshoe" surround. The sides of the second story have projecting "piers" of brick that reach from the impost area of the segmental arch above to carved corbelled stone blocks at the base. The first floor of the south bay has a large 1-light sash with transom set in a stone surround with half-column sides, decoratively carved lintel, stone sill with carved consoles and a decorative terra cotta spandrel panel below. The next bay to the north is stepped back from the south bay and contains the entry area on the first floor. A hipped roof tops this section, with a cornice that extends from the south bay's gable across the building and returns around the stepped side elevations. The second story features a tripartite sash with 3-light transom recessed with an elaborately carved stone lintel set on corbelled brick supports. The first floor entry is protected by a 1-story porch with truncated hipped roof that projects from the recess with wood corner columns and pilasters, open wood railings on the north and south sides and a concrete deck. The entry itself is an elaborately carved Queen Anne door (1-light and paneled door with transom) with a wood surround set in the recess. An elaborate stone entryway separates the doorway from the porch, with rusticated stone sides set on wide stone pedestals with carved stone end scrolls, Romanesque columns that frame the entryway and rest on stone pedestals, and a stone lintel with foliated corner blocks. North of this bay, the facade steps back once more. The north elevation has three stepped bays. The east bay recess has a narrow 1-light sash with round arch and decorative wood infilled transom. The center bay has a pedestrian door to the west, with stretcher brick segmental arch and elaborate wood hood with a bell cast roof supported by Queen Anne scroll-work brackets. A small 1/1 sash is above the door, and a 3/4 round arch window is located to the northwest with a stretcher brick surround. Above the center bay is a hexagonal shaped dormer with three 1-light sash. The west bay projects to the north with narrow 1/1 sash on the east and north elevations of the bay, with stretcher brick segmental arches and stone sills. The south elevation has a projecting 2-story semi-hexagonal bay in the center with 1/1 sash on the sides only. This bay is capped by a short vertical attic wall with cut-away sides that match the bay, with 1-light sash. A gable roof overhangs the corners and elaborately carved wood scroll-work brackets support the overhang. The rear (west) elevation has an open wood porch with wood stairway and posts. Recessed rear entry set in round arch opening. All wood trim on the house has been carefully painted in a golden tan and cream color scheme that highlights the trim without competing with the decorative masonry elements. The former carriage house for this property is described as a separate resource below. A circular patio extends between the house and the former carriage house. The small front yard is bordered by a coursed stone ashlar retaining wall that follows the slope of the hill to the south. This retaining wall is capped by a shaped stone cap and an iron fence that is set between stone corner posts and pedestals. An iron entry gate leads to the front walkway. The house was designated a Local Landmark in 2000 by the Jefferson City Historic Preservation Commission. This house is in excellent condition. [C-1]

78. 210 Lafayette Street Carriage House (rear) (1900). This 1½ story brick outbuilding is remarkable enough to warrant a separate description from the main house at 210 Lafayette. Located just south of

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the adjacent alley, the north facade has a flat wood pedestrian door to the east and two sets of double hinged garage doors. The single door has a double rowlock segmental arch, the center door has the remains of a sliding door mechanism that extends over both the single and the center doors, and the garage door to the west has a wood lintel. Both sets of garage doors have an upper and lower "X" cross brace design, with flat wood borders. These are highlighted with a tan and cream paint scheme that matches the main house. A gable off center to the east creates an upper half story with a single doorway in the gable that has a double rowlock segmental arch and rock-faced stone threshold. The rear (west) door is fixed, with a vent above. On the front (east) elevation is a gable with full 1/1 double rowlock segmentally arched window with wood lintel, above a pair of hinged garage doors matching those on the north elevation. On both the north and south elevations is a noticeable change in brickwork indicating that the western garage doors are located in a historic brick addition. The off-center gable on the north side would have been centered prior to this addition, further evidence of an addition. This building has the appearance of a former stable, but does not appear on the 1898 Sanborn Map with the house. Whether constructed to house horses or automobiles, this outbuilding is a rare type in Jefferson City. [C-1]

79. 212 Lafayette Street, Ernst Braun House (1902-03). This 2½ story house features both Queen Anne and Colonial Revival transitional elements. The front facade is coursed stone, while the other elevations are brick. The stone alternates between wide and thin courses. The south bay of this 2-bay front facade is slightly projecting. The gable over the south bay has decorative wood shingles, rake boards and a Palladian window. A full entablature that extends across the full facade serves as a sash lintel for the second floor windows, and the narrow cornice returns on the side elevations. A large 2/2 window on the second floor is set in a stone surround that mimics stone pilasters on the sides and provides a stone sills. The north bay has a hipped roof and hipped roof dormer with ventilation fan. Wood "pilasters" decorate the sides of the window. The northern window on the second floor has 1/1 sash flanked by 1-light sidelights, separated by fluted pilasters and topped by a beveled glass transom. This window has the same stone surround as the south second floor window. The 1-story full-width shed roof porch has a wide wood frieze and paired wood columns on stone pedestals, plus single wall pilasters. The porch has a wooden floor and modern metal railing between the stone pedestals. The first floor entrance is in the north bay, with a 3-vertical-light and wood door with a beveled glass "212" in the transom. A single sash to the north of the entrance has a beveled glass transom. South of the entrance is a single 1/1 window. This wonderfully detailed house was built by contractor Ernst Braun as his personal residence. [C-1]

80. 214 Lafayette Street (1905). One of three 2½ story brick houses in this block, this Four Square with a hipped roof has a central hipped roof dormer with two 1-light sash. Overhanging boxed eaves that return slightly on the north and south elevations and a wide wood frieze ornament the roofline. Two 1/1 windows provide light for the second floor. The 1-story modern shed roof wood porch is a recent addition. The entrance to the first floor is an original 1-light and wood door with transom in the north bay. A stretcher brick segmental arch tops the doorway, which is flanked to the north by a single tall narrow sash at the north corner. A single 1/1 window south of the entry has a stretcher brick segmental arch, and all windows have stone sills. [C-1]

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81. 211 Lafayette Street (1875 / 1925). A 1½ story brick gable roof house, featuring a central shed roof dormer with three 1/1 windows. The gables have been covered in siding, and the brick has been painted grey. The 1-story shed roof porch has stucco columns on the outer corners and stuccoed central pedestals. Between the columns and pedestals is a railing topped by a stuccoed cap and enclosed with modern siding. Round columns support the porch roof from the central pedestals. The central entry features a 3-light fanlight and sidelights, flanked by two 2/2 windows on each side. Wood steps lead to the tall front porch, with an enclosure below the porch floor of perforated siding. One basement window with a double rowlock segmental arch is located on each side of the porch, in the stone foundation. The house retains some of its appearance as a Missouri-German Vernacular structure, with the addition of the dormer and porch circa 1925. [C-1]

82. 215 Lafayette Street (1895). This 2-story brick duplex has red brick walls and a low hipped roof, accented by two narrow horizontal bands of raised brick below the roofline. The second floor has four 1/1 windows with soldier segmental arches and wood sills. A full-width shed roof porch has tapered wood columns on top of red brick pedestals. Metal railing between the pedestals, and a concrete floor and steps complete the porch. Two central single door entrances are flanked by one 1/1 window with wood sills on each side. [C-1]

83. 201 Cherry Street (1890). A 2½ story brick house with Queen Anne influences, this house has a complex hipped roof and an original L-plan shape. A front facing gable over the south bay has decorative wood shingles around a small 1/1 window. Wide overhanging boxed eaves are ornamented by grouped decorative brackets. The second story features two wide 1/1 windows with stone lintels and sills. The 1-story hipped roof porch is enclosed on the north end with rigid shingle siding that continues under the porch across the first floor. The porch features a "pediment" over the north porch entrance, and a full entablature with dentil detailing. Four round metal posts support the roof, while an open metal railing serves as baluster. A single historic cast-iron porch railing support remains in the center of the front baluster. Paired 1-light entries at the south end of the porch have a wood surround, and a single 1/1 window to the north. Rear (east) elevation has 2-story aluminum sided enclosed porch supported by square posts with attic level "balcony" covered by small gable roof. [C-1]

84. 203 Cherry Street (1915). A 2-story hipped roof brick Four Square type house is dominated by a 1-story front porch. Overhanging boxed eaves have been sheathed with aluminum, and remnants of modillions are visible. Two wide 1/1 windows are located on the second floor, and the south window originally served as a door to the upper porch. Both windows have limestone lintels and stone sills. The flat-roof porch has brick corner piers and "pilasters" that project above the roof with concrete caps. The "ghost" of the upper porch railing remains visible on the front facade. Wide brick pedestals to the side of the piers and in the center with concrete caps, wood posts adjacent to the piers and in the center. A modern open wood "X" railing between the pedestals borders the porch floor. A 2-story open porch extends across the rear elevation. [C-1]

85. 204 Cherry Street (1925). This yellow brick 2½ story house is an Italian Renaissance style Four Square type house. Located on the west side of the block on a slight rise, close to 728 Capitol Avenue, large evergreen trees partially block the view of this house. The hipped roof has a central hipped roof

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dormer with paired 1/1 sash, wide eaves with block modillions and a bracketed cornice. On the second floor, the north bay has a round arched door with soldier course surround, a concrete keystone and impost blocks. A multi-light wood storm door protects this entrance. Windows in the south (left) bay on both first and second floors are wide 1/1 double hung sash flanked by narrow 1/1 sash. The single bay entrance porch with flat roof has brick piers, a denticulated cornice and a wood balustrade on the sides only. An iron railing atop the porch defines a second floor terrace. The entry door is identical to the door to the second floor of the porch. An iron balconet extends across the base of the first floor window group in the south bay. A raised brick stretcher water table ornaments the lower walls, and a rear deck has been added to the house. [C-1]

86. 205 Cherry Street (1915). This 2½ story brick Four Square type house has a hipped roof and a hipped dormer with paired 5-vertical-light awning sash. Overhanging boxed eaves have modillions at the ends and in the center of the cornice. The second floor has two 1/1 windows with concrete lintels and sills. An almost full-width 1-story shed roof porch has a wide wood frieze and "modillions" on the north and south ends. Brick corner piers and a single brick step pedestal with wood post support the porch, while open wood "X" railing borders the wood deck. [C-1]

87. 206 Cherry Street (1915). This 2½ story variation of a Four Square type house has a hipped roof and red brick five course common bond walls with glazed brick headers. Hipped roof dormers with paired 6-light windows face front, north and south. Wide overhanging boxed eaves nearly touch the concrete lintels above the 1/1 second floor windows. A 1-story entry porch is two bays wide, with a low hipped roof, brick piers and modern iron railing. The entrance is off-center to the north (right), under the porch with a 10/1 double hung window in the south bay. A 10/1 double hung window is located in the third bay directly under the second floor window above. A recessed fourth bay on the north has a slight L-shape and a flat roof porch that extends from the reentrant angle. This secondary porch has brick piers that extend beyond the flat roof, with a plain wood balustrade between the piers for a second floor terrace. The first floor level has both iron and wood railings. A short 6-light window in the ell faces front (east), with double rowlock segmental brick arches, the same as all other windows. A 2-story stuccoed rear porch with concrete foundation appears historic, but not original. Coal chutes remain on both the front (east) and south elevations. [C-1]

88. 207 Cherry Street (1905). A 2½ story brick house, with an added brick gable facing front. A pair of jalousie windows with stone sill are located in the gable, which has overhanging boxed eaves and a "pent"-type roof. The main facade has overhanging boxed eaves and modillion blocks at the ends and center of the cornice. Two wide second story 1/1 windows have stone lintels and sills. The full-width hipped roof porch has brick corner piers and pilasters, with wide brick pedestals at the piers and step pedestals. A decorative iron "post" tops the step pedestal, and similar style decorative iron railings are between the pedestals. In the rear is a very large 2-story brick addition with a stone basement, with a railing for attic access. [C-1]

89. 209 Cherry Street (1910). A 2½ story brick Four Square type house with Colonial Revival influences, this house has a hipped roof and limestone foundation. A dormer with two 1/1 windows and

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overhanging eaves are features of the roof. There are two large 2/2 windows on the second floor. A full-width 1-story front porch has four rusticated brick columns with stone caps set on brick pedestals with stone caps, separated by an open brick railing with stone cap. Paired original entries have 1-light doors, transoms and stone lintels. [C-1]

90. 210 Cherry Street (1910). A 2-story brick house with hip and gable roof, this house is the mirror image of 212 Cherry Street. The north (right) bay features a gabled pavilion that has boxed gable returns with a curved soffit and smooth cornice. An attic vent and four recessed small fixed sash are located in the gable. The wide cornice ends with returns to the side elevation. The two second floor windows have modern aluminum awnings. A shed roof full-facade porch with brick piers has a modern open metal railing. Double entrances with 3-light doors are located in the south (left) bay, while the north (right) bay has a pair of 1/1 double hung sash on both the first and second floors. A small shallow oriel between the first and second floors is located on the south elevation. Windows on the side elevations have double rowlock segmental brick arches. On the north half of the rear elevation is a 2-story sleeping porch with an added exterior stair, enclosed with rigid shingle siding. A small original or historic low hipped roof brick 2-story wing is located to the south. [C-1]

91. 212 A & B Cherry Street (1910). This 2-story brick house with hip and gable roof is the mirror image of 210 Cherry Street. The south (east) bay features a gabled pavilion that has boxed gable returns with a curved soffit and smooth cornice. An attic vent and three recessed small fixed sash are located in the gable. The wide cornice ends with returns to the side elevation. A shed roof full-facade porch with wide columns on brick pedestals has no balustrade. Double entrances with 3-light doors are located in the south (left) bay, while the north (right) bay has a pair of 1/1 double hung sash on both the first and second floors. A small shallow oriel between the first and second floors is located on the south elevation. Windows on the side elevations have double rowlock segmental brick arches. [C-1]

92. 214 Cherry Street (1910). This 2½ story Four Square house with Craftsman influences has a hipped roof and red brick five course common bond walls with glazed brick headers. A central hipped roof dormer has a pair of 4-vertical-light double hung sash and exposed end rafters. The wide overhanging eaves have unusually massive paneled brackets on the front facade and ends of the side elevations only. The 1-story front porch has smaller versions of the same brackets. The porch is nearly full-facade, with a low pitched hipped roof supported by brick piers. Brick pedestals and cheek pieces frame the central wood entry stairs. A plain wood balustrade encircles the wood floor with limestone corner supports. Wood lattice encloses the space beneath the porch floor. The front facade has evenly spaced 8/1 windows, with raised brick surrounds and concrete sills. Multi-light windows are located on the side and rear elevations, with soldier course flat arches. The rear has a 1-story porch. [C-1]

93. 215 Cherry Street (1915). A Four Square type house with Craftsman influence, this house has a hipped roof and a central gable dormer with jalousie and 6-light sash, exposed rafter ends. The 5-course brick walls have glazed headers in the alternating stretcher / header row. Wide overhanging boxed eaves top a narrow cornice with modillions and brackets. Two wide 1/1 second story sash have stone sills and stone hoods with consoles and header brick flat arch below. The full-width shallow hipped roof

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porch has wide overhanging boxed eaves with modillions and corner brackets that rest on brick corner piers. The porch's wide frieze is supported by brackets. A single brick center step pedestal is located at the wide entry steps. A turned wood open railing borders the wood deck. The first floor has a solid modern wood paneled entry in the north bay with 4-light sidelights and a 5-light transom and a 1/1 sash with header brick flat arches to the south. The north elevation features a center stair sash between the basement and first story, and another between the first and second stories. The upper window has a triple header round arch with stone imposts and keystone and a round arch brick infilled "transom." The south elevation has a 2-story brick bay to the east (rear). Overhanging boxed eaves continue on all sides of the house. A 2-story wood porch is on the rear (east), with the northeast corner open on the first story and enclosed on the second story. A historic 3-car garage is located to the rear. An excellent example of the Four Square type house with Craftsman detail, this house and its garage are contributing resources. [C-2]

94. 217 Cherry Street (1925). A 1½ story house with stucco walls, this house has a jerkin head and side gable roof with a central hipped roof dormer. An unusual style and wall material for the district, this house is a good example of the English Revival style, with its diamond paned casement windows, side entry porch and side elevation loggia. The dormer has three 1/1 sash that have been added. A projecting 1-bay flat roof stucco porch has segmental arch openings, thick corner piers, and solid balustrade and side steps with cheek pieces. First floor windows are paired diamond casements to the north and triple casements to the south. The south elevation features four 8-light casements under a shed roof stucco loggia with two round arches. Rare curved step pedestals flank the entry stairway. A dwelling that remains on the rear of the lot appeared on the 1923 Sanborn Maps, and was labeled "Auto" on the 1940 maps, with an address of 217½ Cherry Street. The rear house now has vertical wood unpainted siding and a parged foundation, and is a non-contributing resource. [C-1; NC-1]

95. 416 - 420 State Street, Jefferson Female Seminary (1884 - 1898). These two buildings are immediately adjacent, yet the floors do not align due to the fact that the lot slopes to the west. Both are red brick, 2-story vernacular structures with Greek Revival influences and 2-story wood front porches. The buildings were designated a Local Landmark by the Jefferson City Historic Preservation Commission in 2003. The buildings were listed on the National Register of Historic Places in 2000 under Criterion C, for their architecture, and under Criterion A, for their educational role as part of the Jefferson Female Seminary. [NR-2]

96. 504 State Street, 2-Flat (1915). This 2-story brick 2-flat apartment building has a truncated hipped roof and twin 1-story front porches. The apartments are located across the street from the Claud D. and Berenice Sinclair Grove House, which is individually listed on the National Register, but not included in the district. The front facade of the Georgian Revival influenced apartments features a central projecting pavilion with a shallow hipped roof. Both the pavilion and the rest of the front facade have a cornice with nice modillion details. A large 1/1 rectangular window on the second floor is directly above the first floor window, with double rowlock segmental arch and concrete keystone. Both windows have rough concrete sills. Each end bay has a single entrance with transom and a window west of the door, covered by a hipped roofed porch on modern wrought iron posts with wrought iron railings. The porches both feature a nice modillioned cornice on the main facade only. A brick attached garage on the west side has triple

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multi-light doors. The rear 2-story porch has been removed without replacement. This apartment building has been vacant for several years, and is need of repair, but retains its historic integrity. A 1-story dark red brick garage is attached, and has three 4-light doors. [C-2]

97. 530 State Street, Missouri State Penitentiary Broom Factory (1900). A 1-story commercial limestone building, with a coped stepped parapet on the front (north) wall. Much of the front facade was painted white at one time. A painted sign with the name "Shryack-Hirst Grocery Co." is located below the parapet. Watertable and beltcourse above the front windows are made of rock-faced limestone. The central garage / delivery door is flanked on the left (east) by a single window and pedestrian entrance with a flat roof supported by chains attached to the wall above. To the right (west) of the garage door are two infilled windows. Two additions are located west of the main block, including a historic wing much like the main building, and a nondescript modern concrete block structure further to the west. Rough-faced limestone quoining on the northeast corner and between additions alternates between wider and shorter quoins. The lengthy east elevation has irregularly spaced windows like those on the front facade, with the same courses of limestone beneath a flat roof. Midway in this wall is a tall square tower with no openings, quoined corners and a bracketed, slightly overhanging flat roof. Because of the low topography of its location and the 1-story height of this sizeable commercial building, as well as its historic limestone walls, this large building blends nicely with the surrounding neighborhood without dominating the streetscape. [C-1]

98. 600 State Street, (1913). This square 2-story hipped roof building has yellow wood-grained artificial siding. An addition with concrete block foundation appears to have been placed in front of an older building with stone foundation. Three windows on the second floor and two windows on the first floor all have black modern fixed shutters. The entrance is centered on the front facade, with a modern door painted black. While a historic building may reside beneath the modern siding, as a house has been at this location since at least 1913, at present the house does not present a historic appearance. This house does have a similar scale, massing and setback as its neighbors, and is located at the lowest point on the block, so it does not detract significantly from the historic character of the remainder of the block. [NC-1]

99. 606 State Street, (1870). A 1-story brick Gabled Ell house located across from parking for MSP, on a lot that slopes from east to west. This house has a front facing gable pavilion located on the east side, and a 1/1 window centered in the pavilion, with double rowlock segmental arch and rock-faced stone sill. A flat roof porch infills the corner of the ell, with wood posts, deck, steps and a simple open horizontal wood railing. Corner entries are recessed in the west bay, with modern replacement doors and 1-light transoms. A 1/1 window is located north of one entry on the front pavilion. A modern wood deck is located at the rear (south). This late 19th century vernacular cottage is a contributing resource for the district. [C-1]

100. 608 State Street (1895). A 1½-story brick house with stone facade, this house has a deeply recessed entry with modern door in the east front bay. The round arch entryway has stone voussoirs, while the doorway itself has a 1-light transom and decorative wood surround. West of the entry is a large 2/2 window with a stone arch and keystone, incised window head and modern black louvered shutters. In the front facing gable there are two 1/1 windows with stone arches and keystones, as well as rock-faced

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stone sills. Overhanging boxed eaves have two brackets near the tops of the gable windows. Remnants of a bracketed cornice remain on the east and west sides of the gable, with scalloped wood shingles below. Cornice returns located on the main facade at the base of the gable. The east elevation is brick, with an enclosed wood porch inset in the southeast corner under the main building roof. On the west elevation there are three 1/1 windows with double rowlock segmental arches and stone sills. Three tall, narrow gable dormers with 1/1 sash have scalloped wood shingles on their sides. The original core of the house was refaced with stone years ago, but some Queen Anne style detailing still remains. [C-1]

101. 610 State Street (1875). This brick 2-story house with shallow hipped roof and stone foundation was built with the Side Hall Plan popular in this district, but uncommon in the rest of Jefferson City. The house is located at a higher elevation than the street, and has concrete steps leading from the street to the house. The simple wood frieze extends slightly onto the east and west elevations. Beneath the frieze, and continuing on all sides of the house, is a 3-step brick corbelled detail. This detail is typical of Missouri-German vernacular buildings common throughout the rest of Jefferson City, but not common in the Capitol Avenue Historic District. The three second story windows are 2/2 sash, with stretcher brick segmental arches and stone sills. The first floor has two windows west of the entry, both 2/2 sash with stretcher brick segmental arches and stone sills. The entry door, in the first or east bay, is a single door with transom and segmental arch, protected by a modern metal awning. East elevation is solid brick, and an open shed roof wood porch is located on the rear (south) elevation. This house retains its architectural integrity, but has been vacant for over ten years, and is in need of repair. [C-1]

102. 620 State Street (1890). The Gothic Revival influenced L-plan house has 1½ stories, and has been clad in horizontal and vertical aluminum siding. Two vacant lots separate 610 and 620 State Street, with concrete steps leading from the street up the slope to the lots. The most distinctive feature of the house is the Gothic 2/2 pointed arch window in the front facing gable. Vertical aluminum siding covers the gable, which has overhanging boxed eaves covered in aluminum siding. Below the gable there are two 2/2 windows with simple wood frames. The recessed entry is located in the east bay, with a modern entry door under a flat roof inset porch, which has modern iron posts and a concrete deck. The west elevation has a 2/2 window on the south end, while the east elevation has two windows on the first floor and a gable roof. The Gothic Revival style of architecture is unusual in this district, found only on this house and the adjacent 622 State Street. Therefore this simple workers cottage, while altered, contributes to the historic character and variety of the district. [C-1]

103. 622 State Street (1890). This house appears to be the intact twin of its neighbor at 620 State Street. A Gothic Revival influenced L-plan house, the west projecting gable pavilion features a pointed arch 2/2 window in the gable. This window and the two larger 2/2 windows on the first floor all have stretcher brick segmental arches and stone sills. The two first floor windows have incised window heads. A full entablature with decorative frieze panels ornaments the gable. This trimwork has recently been repaired, as rehabilitation of the house is currently underway. The east bay is recessed, with a 1-story flat roof porch inset in the ell, which has two original turned wood pilasters with brackets, and a newer wood corner post and railing. The entry door, located under the entry porch, is a 1-light wood door with 1-light transom and stretcher brick segmental arch. The east elevation has two 2/2 windows on the first floor, and a gabled roof with single 2/2 window. West elevation has a gable roof with 2/2 window, and

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two windows to the south. An aluminum sided shed roof addition is located on the rear (south) elevation. This rare Gothic Revival influenced worker's cottage is the most intact of the two within the district. [C-1]

104. 415 East High Street, Raithels Meat Market (1910). A 2-story brick house with hipped roof, designed with a Colonial Revival influence. The large center gable roof dormer reaches the front edge of the roof, and has a pair of 1-light sash with "pilaster" surrounds. A sunburst design decorates the gable of the dormer. The original full cornice has modillions and dentils. On the second story are two sets of paired modern 1-light sash with louvered blinds. The full-width 1-story front porch has an original cornice that matches the cornice above. There is a narrow wood railing, and the square wood support posts are replacements. Steps to the porch entry on the west end have low cheek pieces. The entry door on the west of the facade has a modern door with a modern "Colonial Revival" surround, and the original transom has been filled. A tall narrow sash with stone sill is to the west, and a pair of modern 1-light sash with stone sill are located to the east. The east elevation features a semi-hexagonal bay to the north, with corner brackets and 1-light sash on only the side faces of both the first and second levels of the bay. The gable above the bay has decorative shingles. [C-1]

105. 417 East High Street (1895). A 2½ story Queen Anne style brick house with a truncated hipped roof, this house has an elaborate pediment gable on the east side over a semi-hexagonal bay, with a very wide segmental arched 1-light sash in the center flanked by small decorative blocks and curved floral bands over the bay sides. The tall gable pediment has a sunburst design and a cornice with dentils that returns over the decorative blocks that flank the gable sash. A full wood entablature with dentils is below, with sections of the east bay being curved. The two bay facade has a semi-hexagonal bay on the east side. Three 1/1 windows on the second floor of the bay and a single 1/1 window in the west bay have wood lintels with applied decorative swags and an overhanging wood cornice as a drip cap. On the first floor, the east bay has three 1/1 windows with a continuous wide stone lintel and sill. The first floor west bay has a single 1-light wood entry door with 1-light transom below a wide stone lintel. A tall narrow 1/1 sash is west of the entry. The flat roof 1-story front porch extends across the west bay and 2/3 of the east bay, with a full 3-part plain entablature. The east end of the porch has a round projecting "bay" and wood columns set on brick pedestals, an open wood balustrade and wood deck with concrete steps in the center. [C-1]

106. 419 East High Street (1895). A 2-story Queen Anne influenced brick house with a gable and hipped roof, which has a wide projecting gable pavilion with an angled west corner on the east side of the front facade. A narrow wood cornice with corner brackets hangs over the angled west corner, and the gable pediment over the east bay is sheathed in rigid shingle siding. Both stories have 1/1 sash on the angled west corner and paired 1/1 sash on the center of the pavilion, all with stretcher brick segmental arches, decorative incised wood segmental window heads and rough stone sills. In the west bay of the second floor is a round "horseshoe" 1/1 sash with a stretcher brick arch. The flat roof 1-story front porch has a wide plain frieze, brick corner piers, a modern wood deck and wood-railing and front steps. The L-plan west elevation has a single narrow 1/1 sash on the first and second stories of the south (front) face of the L-projection with stretcher brick segmental arches and stone sills. The cornice on both the east and west facades have corbelled brick "drops." [C-1]

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107. 421 East High Street (1895). This house is 2 stories, built with influences from the Queen Anne style. The hip and gable roof features an elaborate gable pediment over a projecting bay below, with sunburst designs in the lower corners of the gable and decorative square cut shingles in the center, with overhanging fretwork that decorates the upper projecting pediment, supported by decorative open brackets. The wide frieze band has wood "balls," and decorative corner brackets hang over the bay angles. The semi-hexagonal east bay of the main facade has 1/1 sash on the side faces and a large 1-light sash in the center on both stories, all with stretcher brick segmental arches and rough stone sills. The window above the entry on the second floor has a "horseshoe" shape. Modern metal awnings shield the second story windows on the south side. A replacement 1-story wood L-plan shed roof porch extends across the west bay and on the west elevation on modern wood posts with open "fret" work along the cornice, with wood deck and steps. The entry is on the east side of the west bay, with a modern door and original 1-light transom. The L-plan west elevation has an entry to the second floor at the L corner to the north. The rear (north) has a 2-story wood porch. This house is a contributing resource of the district, as alterations to the front porch appear largely limited to the posts, and the house retains a good degree of integrity. [C-1]

108. 423 East High Street (1870). This 1½ story brick house has a side gable roof and stone foundation. A vernacular building with simple detailing, this house appears to be a Missouri-German type house, a rare remnant of a style that was once common around the historic downtown. A large shed roof dormer with two sets of triple 1/1 sash and open eaves with exposed narrow purloins is historic but not original. A wide wood cornice with modillions and a cornice that returns on the end gables is the most distinctive feature of this house. The front porch retains its size and shape, but modern metal, fluted replacement columns and an aluminum soffit have recently been added. Below the porch there are two entries, a 4-light door to the west, the other a solid wood door. Paired 1/1 sash are east of the entries and a single 1/1 sash is located at the east end of the facade, all with stone sills. Heavy repointing suggests that openings may have been altered. The west elevation has a single window to the north (rear) with a double rowlock segmental arch. The gable sash has been lowered in a historic alteration, as the original segmental arch remains, with a lower single rowlock arch above the sash. The east elevation has a small gable porch with wood posts and a deck to the south. A modern entry door has been set in a smaller opening than original, with an original higher double rowlock arch visible (possibly a result of an original window opening). The gable has a 6/6 sash in the gable with a double rowlock segmental arch. The north (rear) elevation has a 1-story stucco addition across the rear. A number of the alterations to this building appear to be historic alterations, as single rowlock arches would not likely be added in modern alterations, and the front dormer appears to be at least 60 years old. The house is a rare remaining example of a Missouri-German Vernacular structure located close to the central business district, and many of the alterations appear to be part of an evolution over time rather than modern alterations. [C-1]

109. 425 East High Street (1923). A 2-story brick and frame building with stucco walls and a hipped roof, this house is located on a corner lot behind a stone and concrete retaining wall. A parking area to the east borders Jackson Street. Numerous alterations over the years have resulted in the current configuration of the house. The second story has paired windows to the west, and a single window to the east. An unsupported narrow shed roof extends from the south and east elevations between the first and

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second floors. This house retains its original shape, massing, and setback so that it does not significantly detract from the other houses on the block. Due to the numerous alterations, this house is non-contributing. [NC-1]

110. 709 East High Street (1875). This 1-story brick house has historically stuccoed walls and a cross gable roof. The altered T-plan facade has a centered gable pavilion with rake boards and two 1/1 sash that have stone sills. The entry is located in the west bay under a gable roof corner porch supported by piers, with a single pedestal at the entry steps. The east bay has been infilled with an angled solar space. The west elevation has a projecting square enclosed porch toward the rear (north). A frame garage is a non-contributing resource. [C-1; NC-1]

111. 717 East High Street (1885). This T-plan house was built with both Queen Anne and Italianate influences. Set high above the street and high on a limestone foundation, the house has a central projecting hipped roof pavilion. Wide wood frieze and brackets extend across the entire front elevation. The second floor of the pavilion has a pair of 1/1 sash in the pavilion, and single 1/1 sash in the west bay, all with stretcher brick segmental arches and stone sills. The first floor features a semi-hexagonal bay with 1/1 sash (single, paired, single). The east bay features a historic L-shaped corner porch with shed roof and wide wood frieze and modillions, three tall brick piers along the east side, a modern lattice "railing" and historic lattice enclosure below. This porch continues to the north elevation. The entry is a multi-lite door with a 2-light transom, below a 1/1 sash on the second story. The west elevation has a projecting square brick pavilion in the center, with 1/1 sash, stone sills, and topped by stretcher brick segmental arches. A 2-story porch is located at the rear of the house. [C-1]

112. 719 - 721 East High Street (1900). A Queen Anne influenced historic duplex, this house is set high above the street level behind a stone retaining wall and double flight of stairs from the street. The east and west bays of the house are semi-hexagonal gable pavilions. Gable overhangs the semi-hexagonal bay, with a wood cornice and returns. The second stories of the pavilion have center windows with round arch transoms, brick header / stretcher round arches, and flanking 1/1 windows with stone lintels and sills. The east bay center window has 1/1 sash with the round arch infilled, while the west center bay has a plate glass sash. Between the pavilions the front facade is recessed, with two narrow round arch sash (west window original; east window infilled around smaller 1/1 sash). Brick headers and stretchers surround the round arches. The original 1-story full-width flat roof porch has a wide wood frieze, four brick piers, a solid brick railing with stone caps, concrete deck and steps. Double entrances in the center bay have 1-light wood doors with 1-light transoms, stone lintels, and are separated by a brick railing. First story 1/1 windows are located on each face of the pavilions, with very wide windows in the center. The west elevation has a 1-story semi-hexagonal wood bay on the north (rear) end, and multi-light sash to the south. Fenestration on the east elevation is similar to that found on the west. A 2-story wing at the rear of the house has a 1-story addition. This excellent example of a Queen Anne influenced duplex is a contributing resource. [C-1]

113. 731 East High Street (1870). This 2-story house built with Italianate influences has a gable and hipped roof and a limestone foundation. The L-plan facade has a projecting pavilion to the west (left) with decorative rake boards and corner brackets. The second floor window in the pavilion is a pair of 1/1

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sash with stretcher brick segmental arches with "drops." On the first floor is a 1-story semi-hexagonal central bay with 1/1 sash (single / paired / single), with modillions and dentils in the frieze of the bay. Inset in the ell is a small Colonial Revival porch with wood "Corinthian" columns, front pediment and full entablature, a turned open railing on the east and concrete steps with brick cheek pieces. Above the porch are three 1/1 sash, all with stretcher brick segmental arches with "drops" and stone sills. The hipped roof of the ell has a wood cornice with brackets and modillions. The entry is a Colonial Revival doorway with sidelights and 2-light transom but modern door. An added entry is located on the west elevation of the ell under the front porch, which provides entry to the projecting pavilion. East of the front porch are two 1/1 sash, with the same brick arches and stone sills as the windows above. A recessed 2-story wing is located to the rear, with wood cornice. The east (right) elevation has a slight L-plan with a projection to the south, also with wood cornice. The first story south window on this elevation has been altered as a modern doorway. An excellent Italianate house with later Colonial Revival details, this house was renovated following significant fire damage in 1991. [C-1]

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Summary: The Capitol Avenue Historic District, part of Jefferson City's Central East Side, is locally significant under Criteria A and C, in the areas of COMMUNITY PLANNING AND DEVELOPMENT and ARCHITECTURE. Many of the oldest, largest and most architecturally distinguished buildings in the neighborhood are located in the district. The district's buildings are a remarkably intact depiction of the redevelopment that began following the Civil War and continued well into the 20th Century. The area attracted development because of its proximity to the Missouri State Capitol, the Missouri State Penitentiary and the light industries that were constructed in and around the penitentiary. These resources attracted business and government executives, politicians and professionals who constructed homes in popular American architectural styles. Most of the main buildings in the district (94) were constructed prior to 1915. Proximity to downtown and state office buildings resulted in the construction of several apartment buildings in the 1920s. After 1932, the character and use of the district began to change, when a new ordinance zoned the area for light industrial, commercial and multi-family residential use. This zoning change caused the conversion of several single-family residential properties to commercial and high-density residential use, and also led to the construction of 9 buildings, primarily of commercial and multi-family character. The district contains high style examples of architectural styles popular during the late 19th and early 20th Century including Missouri-German Vernacular, Four Square and Side Hall Plan house types, Victorian, Eclectic Movement, Bungalow, Spanish Revival and Art Deco Styles. The district also has notable examples of vernacular building forms such as the cluster of side hall residences in the 500 block of Capitol Avenue. The period of significance is c. 1870 to 1947. These dates encompass the period when the area developed into a densely built district of middle and upper class houses supported by nearby commercial and industrial enterprises.

Elaboration: The Capitol Avenue Historic District was surveyed as part of the Jefferson City Historic East survey, completed in September, 1992. Much of the information contained in this section was derived from survey documentation. The district is overwhelmingly residential in character, as shopping was available nearby in the downtown and East High Street commercial areas. Three churches are located within one block west, and one is located within the district. The schools that serve this area are located several blocks outside the district. One of the most significant influences on the district's development was the Missouri State Penitentiary (MSP), the outer wall of which forms a boundary for two blocks of the district. Because of the fortunes made by using cheap prison labor, a number of owners and managers of manufacturing interests within MSP chose to construct elaborate homes on Capitol Avenue, near their place of business. Two former manufacturing facilities were constructed outside of MSP and remain within the district. The area is largely developed, with little open space. A few vacant lots exist due to demolitions of houses in recent decades, largely located on State Street.

The Capitol Avenue Historic District is eligible for listing on the National Register of Historic Places under both Criteria A - Community Planning and Development, and C - Architecture. The pattern of development in Jefferson City was largely a movement from west to east, a pattern that continues to this day. Within the Capitol Avenue Historic District, buildings constructed prior to the Civil War were almost all replaced in subsequent decades, as redevelopment began along Capitol Avenue and spread throughout the neighborhood. The development of the district is described below in more detail, divided into five distinct development eras. An explanation of the district's eligibility under Criterion C follows this discussion.

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It should be noted that two streets in the district have been renamed over time. State Street was formerly called East Water Street, and Capitol Avenue was known as East Main Street prior to completion of the current Missouri State Capitol in 1924. Throughout this nomination, they have been referred to as State Street and Capitol Avenue, for purposes of clarity and consistency.

Criterion A - Community Planning and Development

Jefferson City Settlement to 1869

Jefferson City is the county seat of Cole County, and the capitol of the state of Missouri. The territory of Missouri became a state in 1821, and Cole County was partitioned off from Cooper County later that year. In 1821 the current location of Jefferson City, then an undeveloped site known as Howard's Bluff, was chosen as the location for the state capitol. In 1825 Jefferson City was incorporated and in 1829 became the seat of Cole County government.⁷ Daniel M. Boone, son of the famous frontiersman, and Major Elias Bancroft were commissioned to plan the layout of the town. Incorporated into the layout of the town were 80 to 120 foot wide streets and 400 feet square regularly-spaced city parks.⁸ The sale of lots began in May 1823 at an average price of \$32.75,⁹ when only two families resided in the city.¹⁰ When the sale of 40 town lots and 20 "out" lots was authorized, "sites selected for seminary and penitentiary" were reserved.¹¹

Early settlers in Jefferson City came from Kentucky, Tennessee and Virginia.¹² The first families to live in the Capitol Avenue Historic District were from these areas. One such property owner was Gustavus Adolphus Parsons, a native of Charlottesville, Virginia, who bought the circa 1830 house at 105 Jackson Street in 1847. Legend holds that Parsons was encouraged to come to Jefferson City by his employer, former President Thomas Jefferson, who was unable at that point in his life to visit the city named for

⁷ Steven E. Mitchell, "A Phase I Cultural Resources Survey of the MHTD Job NO. J5S0352 Project Corridor. Report prepared by the Cultural Resources Section, MoDOT, for the Federal Highway Administration," 1994. (On file with Missouri DNR / State Historic Preservation Office) 1-2.

⁸ History of Jefferson City, Missouri, n.d., 1.

⁹ Myrene Houchin Hobbs, The Jefferson City Story, n.d., n.p.

¹⁰ Harland Bartholomew and Associates, "Riverfront Development Plan and Historic Preservation Plan, Jefferson City, Missouri," June 1970, 6.

¹¹ Ford, 18.

¹² Urbana Group, "Jefferson City Historic East Architectural / Historic Survey Summary Report," (Jefferson City, MO: Missouri DNR / State Historic Preservation Office, 1992), 9.

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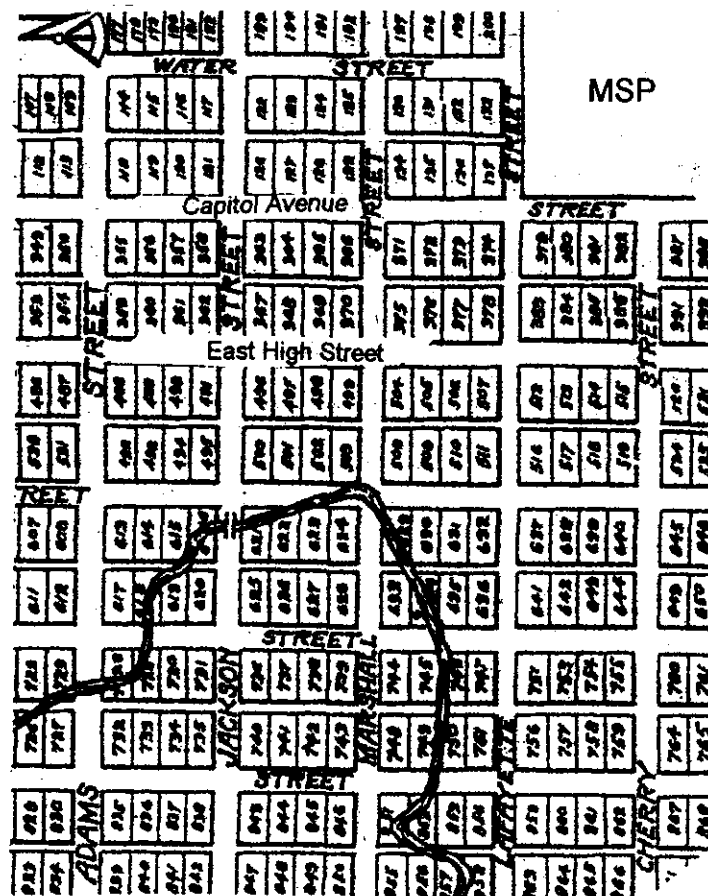
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him. Census data and other research indicates that this may well have been a true story.¹³ While the house at 105 Jackson Street pre-dates the period of significance, it is still considered a contributing resource of the district.

Figure 3: Map of Original City Lots
Excerpt from c. 1823 map,
City of Jefferson, Community
Planning and Development
Department



¹³ Dr. R. E. Young, *Pioneers of High, Water and Main: Reflections of Jefferson City* (Twelfth State: Jefferson City, Missouri, 1997), 36.

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In 1840, census data indicates the population of the city was 1,436 people, 262 of which were slaves. After 1840 many Germans fled Prussia during revolutions there.¹⁴ Significant numbers of Germans settled in Missouri, as the Midwest states were especially popular destinations for the immigrants. By 1890, census figures show that nearly 125,000 Missourians were German-born, with about twice that number speaking German.¹⁵ While brick had been produced in Jefferson City since before 1826, German immigrants had a familiarity with and preference for brick construction. The influx of German settlers caused Jefferson City to be known as "the town of brick," as over half of the city's population in 1877 were German immigrants or their descendants.¹⁶ This influence, combined with the city's desire to eliminate fire hazards, instigated the passage of an ordinance prohibiting the building of frame structures.¹⁷

The Missouri State Capitol, now such a prominent part of the view from Capitol Avenue, was first constructed in Jefferson City in 1826 on the site of the current Governor's Mansion. This structure was destroyed by fire in 1837, and the second capitol was completed on the site of the present-day capitol in 1842.

The other important institution in early Jefferson City is located on the northern boundary of the district - the Missouri State Penitentiary (MSP). The penitentiary played an important role in the development of Jefferson City, and particularly in development of the Capitol Avenue Historic District, as both a source of employment and of prison labor. Construction of the penitentiary was authorized by the Missouri General Assembly in a bill passed on January 11, 1833. The first state or federal penitentiary west of the Mississippi River, MSP began as a quarter-acre area enclosed by a wooden stockade. Architect John Haviland designed the institution, following his design of the castle-like structure in Philadelphia, Pennsylvania known as the Eastern State Penitentiary. The first prisoner was admitted on March 8, 1836.¹⁸

Throughout the early history of MSP, several attempts were made to lessen the financial burden of caring for prisoners, and make the penitentiary self-sufficient. Beginning in 1839, lessees William S.

¹⁴ Prussia refers to an area that was a former state of Germany, the largest of the German states with 13 provinces prior to 1919. Industrially and politically it was the most prominent state of Germany prior to WW-II. After 1945 it was partitioned among four Allied occupied zones, with most of its former provinces going to what is now reunified Germany, the USSR and Poland.

¹⁵ Mitchell, "Phase I Cultural Resources Survey of the MHTD Job No. J5S0352 Project Corridor."

¹⁶ Walter Schroeder, Department of Geography, University of Missouri-Columbia, unpublished map. Data from Beasley's Jefferson City Directory, 1877 - 78.

¹⁷ Urbana Group, Summary Report, 9.

¹⁸ Mark S. Schreiber and Laura Burkhardt Moeller, Somewhere in Time, 170 Years of Missouri Corrections (Marceline, Missouri: Walsworth Publishing Company, 2004), 5.

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Burch and John C. Gordon paid \$30,000 to the state for use of the prison's facilities and prisoners' labor. The number of prisoners increased from 44 in 1839 to 77 in 1840.¹⁹ Repeated escapes resulted in Ezra Richmond and James Brown being granted a lease of MSP in 1843, with the population at 180 prisoners living in 80 cells. To alleviate overcrowding, a new cell building, dining hall and hospital were constructed, and the capacity was increased to 300 prisoners. Public pressure due to the continued problem of escaped prisoners, combined with allegations of abuse, mismanagement and lack of profit resulted in an end to the lease system in 1853 and reestablishment of a warden at MSP. In place of the lease system, the warden became overseer of a contract prison labor system. Between 100 - 300 prisoners were employed under this system in 1862. Authorization was given in 1870 for 25 inmates to help with construction of Lincoln University. The number of available workers continued to increase, as the population at MSP was 734 in 1870.

The Civil War brought development in Jefferson City to a halt. When the war began, Governor Claiborn Fox Jackson and other state officials who were Confederate supporters fled the state, taking the state seal with them. A provisional Governor was elected, who fulfilled the office of governor until the war ended.²⁰ Union troops entered the city and built fortifications in strategic areas, including Minor's Hill (now within the boundaries of MSP).²¹

The Young family, early and influential residents of Capitol Avenue, included Judge William C. Young and Dr. Robert Emmet Young. W.C. Young was a man of many interests, serving as a contractor on the original capitol, the Gen. Thomas L. Price Mansion on West High Street, and at least three houses on the 500 block of Capitol Avenue in the 1870s. Judge of the Cole County Court for three terms, W.C. Young also served as treasurer of Lincoln Institute. Dr. R.E. Young was his son, and served as physician to Governor Marmaduke, who appointed him superintendent of the Nevada State Insane Asylum. As a young man, R.E. Young, born in 1840, attended the State University in Columbia until his junior year, when the Civil War began. R.E. Young joined the battalion of Gen. M.M. Parsons as an orderly in the Confederate Army. Gen. M.M. Parsons was the son of Gustavus Adolphus Parsons, who lived at 105 Jackson Street in the Capitol Avenue Historic District.

In the Birds Eye View of 1869, we can see that a number of houses dotted the landscape within the district, with development extending no further than Chestnut Street on the east and McCarty Street on the south. The majority of the houses at this time are depicted as one to two stories, with side gable roofs. The oldest house in the district is the circa 1830 Parsons House at 105 Jackson Street, with a lower story of stone and the upper story of log covered by clapboard. This house does appear in the Bird's Eye View of Jefferson City, 1869, as a 2-story house in the middle of the east side of the 100 block, but without the 2-story porch. Such details were typically omitted in this type of drawing. Capitol

¹⁹ The Jefftown Journal: Historical Edition, summer 1972, 4.

²⁰ History of Jefferson City, n.p.

²¹ "Harper's Weekly," October 19, 1861. Plan of Jefferson City, Missouri.

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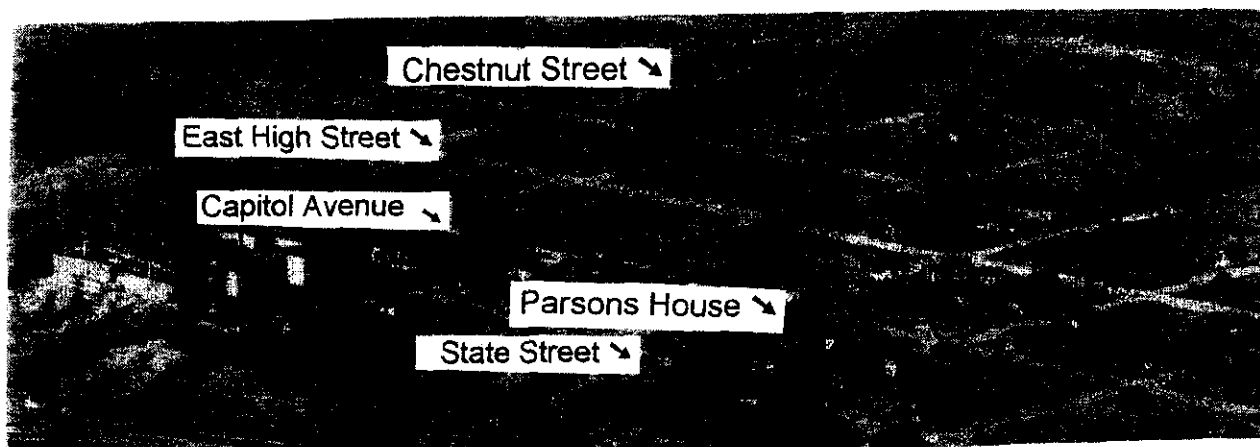
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Avenue is depicted as rather sparsely developed, with mostly 1 to 2-story Missouri-German vernacular type houses that were typical of that era. No houses are shown for ½ block on the south side of Capitol Avenue on either side of Marshall Street, and Capitol Avenue appears to end at Cherry Street. The house at 429 Capitol Avenue is depicted as a 1-story house, while the current house at this location is a 2-story Italianate house built circa 1868. The grid pattern of the streets remains the same as in 1869, but virtually all of the buildings from this era have been replaced.

Figure 4: "Bird's Eye View of 1869" - Close-up of Capitol Avenue area



One notable fact about the Capitol Avenue Historic District is that very few of the extant houses have a strong Missouri-German architectural influence, even though many of the houses depicted in 1869 appear to be Missouri-German type houses. One reason for this may be that Missouri-Germans, being Union supporters, were not interested in living in the same neighborhood as supporters of the Confederacy following the Civil War. The Parsons and the Youngs were two prominent families of the neighborhood who both had strong southern sympathies. The Parson family lived in the district before and after the war, while the Youngs constructed residences in the district after the war both for family and for speculative purposes.

The only house remaining in the Capitol Avenue Historic District from this period of development is the Parsons House at 105 Jackson Street, which was constructed in 1830.

Redevelopment - 1870 to 1895

Following the Civil War, Jefferson City consisted of residences widely scattered across the undulating landscape, connected by streets with coarse, unpaved surfaces and dimly lit coal oil lamps perched on top of poles.²² Frank Miller, a Jefferson City architect, recalled that the population limits in the late 1860s

²² History of Jefferson City, n.p.

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and early 1870s were the Missouri River on the north, Dunklin Street to the south, and the Catholic cemetery to the west, while the eastern boundary was undefined.²³ No paved streets existed in Jefferson City until the 1880s, and up until that time, sidewalks were constructed of boards, bricks and flagstones.²⁴

The period between 1880 and 1900 was a period of infrastructure development that facilitated redevelopment of the entire community, as well as the Capitol Avenue Historic District. In 1887, an electric light plant was under construction, and in the same year the Wagner-Fisher Electric Company and the Jefferson City Gas Company merged.²⁵ Construction of a water plant was underway in 1889, when a visitor to Jefferson City remarked that the city consisted of two good streets and one good wagon road. One of these streets ended at the penitentiary (and must have been either the current Capitol Avenue or State Street) and the other terminated at the cemetery.²⁶ In 1892, an ordinance to have the gas street lights replaced by electric lights was ratified, the same year state buildings received electric lights.²⁷ A bridge across the Missouri River was constructed in 1895 and opened on February 17, 1896.²⁸ In 1896, an editorial in the State Republican newspaper claimed that Jefferson City had "twenty bridges crossing small streams, and about forty miles of macadamized roads and streets ... a brewery and ice plant ... [and was] lighted by forty arc lights that burn all night."²⁹

One of the major contributing factors to redevelopment of the Capitol Avenue Historic District during this period was the decision to restructure manufacturing systems at MSP. The State of Missouri had since 1839 been concerned with the cost of maintaining the penitentiary. From 1839 to 1853 numerous attempts were made to lease the prison and absolve the state from all costs of operation. The lessee would, in exchange for use of the prison grounds, buildings and prisoners, be responsible for all prison operations, including food, clothing and shelter for the inmates. In the early years, the lessees frequently worked prisoners outside the prison walls, advertising that prison labor was available for construction projects, landscaping and groundskeeping, blacksmithing and house and sign painting. Lax supervision led to frequent escapes. Townspeople were distressed not only by the number of prisoners working among them and fleeing through town, but that inmates working for such low wages were taking jobs away from local workers. Gross abuses of prison labor and supplies after 1853, while under state management, prompted a return to the lease system from 1873 to 1875.

²³ Ford, 174.

²⁴ Ibid., 205.

²⁵ Ibid., 167.

²⁶ Ibid., 168.

²⁷ Ibid., 168, 170.

²⁸ Ibid., 171.

²⁹ Ibid., 172.

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By the late 1870s, the state was prepared to try a different approach to making the penitentiary self-supporting. Governor John S. Phelps' 1879 address to the general assembly recounted the failure of the lease system, and remarked on attempts to operate the prison as a manufacturing facility run by the prison warden. His recommendation was to take the middle ground - the prison would not be leased, but neither would prison officers serve as business managers for manufacturing. Instead, the Governor favored expansion of private industry within the prison. Under this arrangement, the state constructed factory buildings, then negotiated with manufacturers for multi-year contracts specifying terms for the use of prison labor. This approach was already being used successfully, as shoe manufacturer George Corning testified in 1873. His operation employed 70 inmates at a cost of \$0.40 each per day, from which he generated an annual profit of \$5,000. Such a substantial profit convinced him to relocate from St. Louis to Jefferson City.³⁰

In this period of development, the district experienced strong growth in terms of new construction. A total of 44 buildings (not counting outbuildings) were built from 1870 to 1895. The Italianate style was the most common style constructed during this period, with 14 houses. Nine of these were built in the Side Hall Plan. The second most popular style during this period was the Queen Anne style, exhibited by 12 houses. Six vernacular buildings were built during this period, including four with details typical of the Missouri-German vernacular tradition. One commercial and one Second Empire style house were built during this period, as well as one Gabled Ell house constructed in 1870.

The development pattern within the Capitol Avenue Historic District during this period does not appear to have been planned as large-scale redevelopment by any one person or group of persons, but appears to have evolved over time as older houses were replaced by newer homes. The largest group of similar houses in this gradual evolution is found on the south side of the 500 block of Capitol Avenue, where eight of nine houses were constructed during the 1870s, mostly between 1870 and 1873. A survey conducted during this period verifies that small-scale redevelopment was occurring. The survey for Miss Walther by E.F.C. Harding, City Engineer, in 1895, shows the subdivision of four inlots on Capitol Avenue between Jackson and Marshall Streets.³¹ Some of these narrow 25 foot wide lots were later combined, as this half block now contains five buildings and one vacant lot, with the two western buildings appearing wider than those to the east.

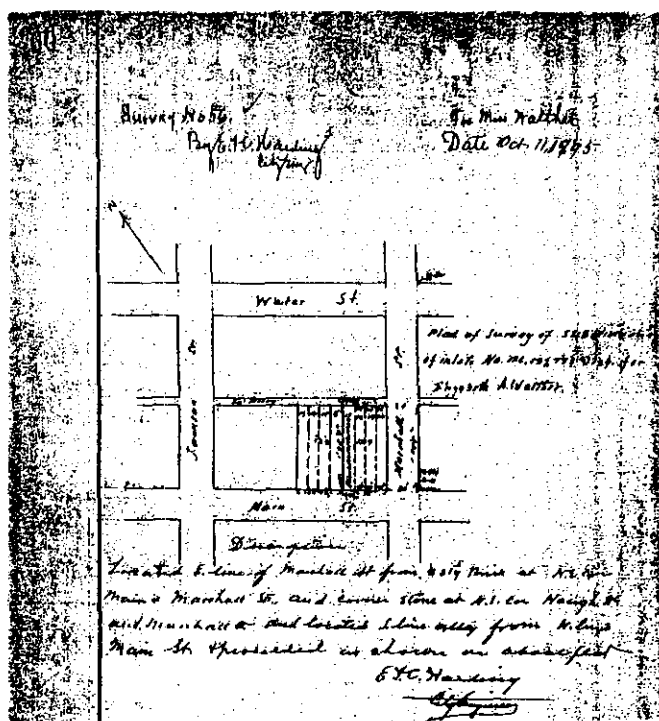
³⁰ Gary R. Kremer and Thomas E. Gage, "The Prison Against the Town: Jefferson City and the Penitentiary In the 19th Century," Missouri Historical Review, Vol. LXXIV, Number 4, July 1980.

³¹ Survey for Miss Walther by E. F. C. Harding, City Engineer, October 11, 1895. (On file with the Jefferson City Department of Community Development, Planning Division, Jefferson City, Missouri)

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**Figure 5 - 1895 Survey for Miss Walther,
500 Block Capitol Avenue**



The 1897-1898 City Directory reported that Jefferson City was served by three railroad lines at that time: the Missouri Pacific; the Chicago and Alton and Missouri; and the Kansas and Texas. The directory also lists some of the contributions to the built environment, either completed or in progress over the course of those two years, including a \$200,000 bridge across the Missouri River, a \$60,000 court house, a flour mill, four new churches at a total cost of \$25,000, a new \$30,000 sewer system, a \$50,000 hotel, an opera house, a four-story bank building, a \$20,000 improvement to the street and sidewalk infrastructure in addition to several new businesses and residences.³² The Capitol Telephone Company was organized in the early 20th century, with early Capitol Avenue Historic District resident Lester S. Parker as minority stockholder, along with two other residents of the district, G. A. Fischer and Ed R. Hogg.³³

³³ "LSP Talk," undated presentation notes, (Jefferson City, MO: Cole County Historical Society).

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The contract labor system established in the late 1870s allowed private enterprise to utilize low-cost prison labor in factories located inside the walls of the penitentiary, reducing the opportunity for prisoner escapes, and maximizing the manufacturers' profits. As a result, a number of manufacturers began operations within the walls of the penitentiary, as shown on the Sanborn Map of 1898: Jacob Strauss Saddlery Co., J.S. Sullivan Saddletree Factory and Lumber Yards, Hoskins-Ross Manufacturing (broom factory), Giesecke Boot & Shoe Manufacturing Co., A. Priesmeyer Shoe Company, Vaughn Monning Shoe Cutters, and L.S. Parker Shoe Co.. By 1900, the L.S. Parker Shoe Co. employed 230 people, and had unfilled orders for 65,000 pairs of shoes.³⁴ By 1902, the prison population had increased to 2,052 prisoners within the 15 acre penitentiary.³⁵ In 1903, the prison complex consisted of five shoe factories with a combined output of 10,000 pairs of shoes daily, one of the largest saddletree factories in the world, and a workingmen's clothes factory, while a binding twine plant, with an annual output of three million pounds of high-grade binder twine, was added in 1905.³⁶ In 1904, four shoe manufacturers remained in operation at the prison: Bruns Manufacturing Company, Giesecke-D'Oench-Hays Shoe Company, L.S. Parker Shoe Company and A. Priesmeyer Shoe Company.³⁷ Between 1903 and 1904, the well-known Jefferson City architectural firm of Miller and Opel was contracted to design a state female prison and a state twine factory, costing \$100,000 and \$50,000 respectively, within the confines of MSP.³⁸ (The female prison structure remains, and is clearly visible from State Street.) By 1905, the Missouri State Penitentiary had become the largest single institution of its kind in the United States, enclosing fifteen acres within its walls.³⁹

In 1915 the practice of contracting for use of prison labor was discontinued, but most likely not due to lack of demand for the service, due to the reasonable labor rates provided by the prison. From 1913 to the end of 1915, the prison warden had authorization to contract for the labor of all able bodied male prisoners at a rate of not less than \$0.75 per day per prisoner.⁴⁰

Manufacturing also occurred outside the penitentiary walls. The MSP Broom Factory was constructed at 530 State Street circa 1900, and later served as a warehouse for the Missouri State Guard. This building

³⁴ J. W. Johnston, ed., The Illustrated Sketch Book of Jefferson City and Cole County (Jefferson City: Missouri Illustrated Sketch Book Company, 1900), 331.

³⁵ J. B. Johnson, Buried Alive: or Eighteen Years in the Missouri State Penitentiary (Kansas City, Missouri: Hudson-Kimberly Publishing Company, 1903), 11-12.

³⁶ The Jefftown Journal, 11.

³⁷ Urbana Group, Summary Report, 12-14.

³⁸ Missouri State Penitentiary: Illustrated, (Jefferson City: Hugh Stephens Printing Company, 1905), 26.

³⁹ The Jefftown Journal, 4.

⁴⁰ Laws of Missouri, 1913. January, 1913, 147.

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is now home to Shryack-Hirst Grocery Company, and is used as a warehouse and distribution center. The building at 100 Lafayette Street (now vacant) was home to a division of the J.S. Sullivan Saddle Factory, and later served as the Clover Leaf Overall Manufacturing Company. The International Shoe Company, located at 1015 Capitol Avenue, was adjacent to the Park Place Addition, where a number of the company's workers resided.⁴¹ This factory building is located east of the district.

In order to be close to their businesses, a number of executives with manufacturing enterprises within the penitentiary walls built their homes on the east side of Jefferson City. For example, James Houchin, president of the Clover Leaf Overall Manufacturing Company at 100 Lafayette Street and the Star Clothing Company inside MSP, lived at 611 Capitol Avenue. Lester Shepard Parker, president of the L.S. Parker Shoe Company, lived diagonally across from the penitentiary walls at 624 Capitol Avenue.⁴² William F. Houchin, superintendent of the Cloverleaf Overall Manufacturing Co., lived at 201 Cherry Street.⁴³ F. N. Chandler, vice-president and superintendent of the L.S. Parker Shoe Company, lived at 512 Capitol Avenue.⁴⁴ The foreman of the Star Clothing Company, Louis F. Spauhorst, lived at 517 Capitol Avenue in 1913.⁴⁵ John Tweedie, Sr. was a native of Scotland and one of the organizers of the A. Priesmeyer Shoe Company, and resided at 601 East High Street (outside of the Capitol Avenue Historic District, but within walking distance to the penitentiary).

Other prominent members of the community besides executives of the manufacturing companies resided in the Capitol Avenue Historic District. The Dallmeyer family has been a consistent presence in the district from 1869 to the present. Col. William Q. Dallmeyer was born in Dissen, Hanover, Germany in 1829, came to America in 1845, and established a general store in Gasconade County in 1856. During the Civil War he served with a unit known as Dallmeyer's Battalion, of which he was a lieutenant colonel. Dallmeyer was elected to the legislature in 1864 and 1866, then as State Treasurer in 1868, when he moved permanently to Jefferson City and acquired property at 600 Capitol Avenue. From 1874 to 1882 he served as cashier of First National Bank, then became cashier of Exchange Bank, of which he was later president. W. Q. Dallmeyer died in 1908.

His son, William A. Dallmeyer, one of five children, was born in Gasconade County in 1865. Educated in Jefferson City and at Kemper Military Academy in Boonville, he worked for Exchange Bank following graduation. By 1938 William A. Dallmeyer had worked for Exchange Bank for 56 years, serving as

⁴¹ Ford, 566.

⁴² Beetem, Parker Nomination, 8-13.

⁴³ Hackman and Company's Jefferson City and Cole County Directory, 1913 (Quincy: R. E. Hackman, 1913), 299.

⁴⁴ *Ibid.*, 316.

⁴⁵ Hackman and Company's Jefferson City and Cole County Directory, 1913.

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president for a considerable number of those years. In addition to working at the Bank, W. A. Dallmeyer was active on local, state and national boards, including ten years as city treasurer, member of the State Board of Agriculture, president of the State Fair Board for a number of years, and president of the American Hereford Breeders Association. W. A. Dallmeyer also owned a large insurance business. While W. Q. Dallmeyer purchased the property at 600 Capitol Avenue in 1869, the house currently at this location is a result of W.A. Dallmeyer's efforts, circa 1910. W. A. Dallmeyer's son, Robert E. Dallmeyer, was an officer at Exchange Bank in 1938.⁴⁶

Rudolph Dallmeyer was a brother of W. Q. Dallmeyer. In 1874 he moved to Jefferson City and became manager of Dallmeyer and Company, owned by W. Q. Dallmeyer, then founded his own dry goods store in 1881. Rudolph Dallmeyer married Louise Schmidt in 1878 and had five children: Frank William, Pauline Anne Russell, Mathilde Katherine, Charles Hermann (who died in infancy) and Alvin Rudolph. Rudolph Dallmeyer and his family lived at 615 Capitol Avenue. Son Frank Dallmeyer built Moreau Park, currently located on Old Route B just east of the Moreau River, and lived there with wife Fern Johnston Dallmeyer and children Rudolph Johnston and Louise Pauline. Rudolph Dallmeyer's father-in-law Frank Schmidt built the house at 526 Capitol Avenue and the Dallmeyer Building on East High Street.

Other Missouri-German families with businesses downtown resided in the Capitol Avenue Historic District. Gustavus A. Fischer, who always went by G.A. Fischer, lived at 500 Capitol Avenue in both 1913 and 1925.⁴⁷ G.A. Fischer founded and operated the G.A. Fischer Drug Company on East High Street for many years, which was then run by his son, C.H. Fischer. G.A. Fischer married Jennie Bruns in 1890, granddaughter of Dr. Bernard Bruns, a founder of Westphalia, Missouri, pioneer physician and civic leader in Jefferson City. Other notable families who lived in the district include Daniel H. McIntyre, who lived at 401 Capitol Avenue, served as Attorney General of Missouri, and was an attorney and president of the Merchants Bank. James R. McConachie was the long-time manager of Weatherby Shoe & Furnishing Goods at 122 E. High Street, and lived at 405 Capitol Avenue. William K. Bradbury, Assistant Warden at MSP, lived at 524 Capitol Avenue in 1877. The house at 606 Capitol Avenue was home to Judge Gavon D. Burgeess, a justice on the Missouri Supreme Court. This house was purchased in 1918 by Charles Carson, owner of the Central Broom Company.⁴⁸

The capitol building completed in 1842 was destroyed by fire in 1911. Even though Jefferson City had acquired the designation as Missouri's capital in 1821, that decision did not go uncontested, with Sedalia mounting the most serious threat to the retention of Jefferson City's status as the state capital. Destruction of the capitol twice fueled the debate, and did little to quell the uncertainty surrounding Jefferson City's future. The controversy was resolved in 1911 following a state-wide bond issue voted on

⁴⁶ Ford, 416 - 417.

⁴⁷ Hackman and Company's Jefferson City and Cole County Directory, 1913, 316 and Polk's Jefferson City Directory, 1925. (St. Louis: R. L. Polk, 1925), 254.

⁴⁸ Information provided by Dr. Gary Kremer via e-mail, October 3, 2005.

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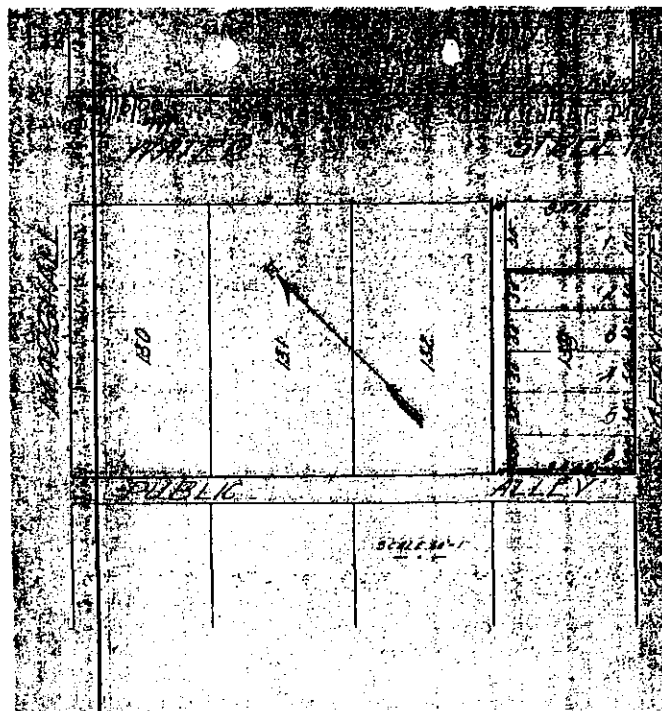
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by the residents of Missouri, which forever established Jefferson City as the state's capital. Following this decision and in the aftermath of the fire of 1911, construction began on the present capitol, which cost \$4,500,000 and was dedicated in 1924.⁴⁹ In recognition of this great achievement, East Main Street was renamed circa 1924 as Capitol Avenue. (This street is also still known locally as East Capitol Avenue, even though there is no West Capitol Avenue. Throughout this nomination, the name used is Capitol Avenue.)

A survey by the city engineer in 1906 of Menteer's Subdivision shows one 50 foot lot at the corner of Water Street (now State Street) and Lafayette Street, plus five residential 30 foot wide lots.⁵⁰ The layout of this block remains unchanged from when surveyed 99 years ago. (Note that only the lots being subdivided are pictured on this map.)

Figure 6 - 1906 Survey, Menteer's
Subdivision of Inlot No. 133



⁴⁹ Urbana Group, Summary Report, 14.

⁵⁰ Survey of Menteer's Subdiv. of Inlot No. 133 by E. F. C. Harding, City Engineer, February 16, 1906. (On file with the Jefferson City Department of Community Development, Planning Division, Jefferson City, Missouri)

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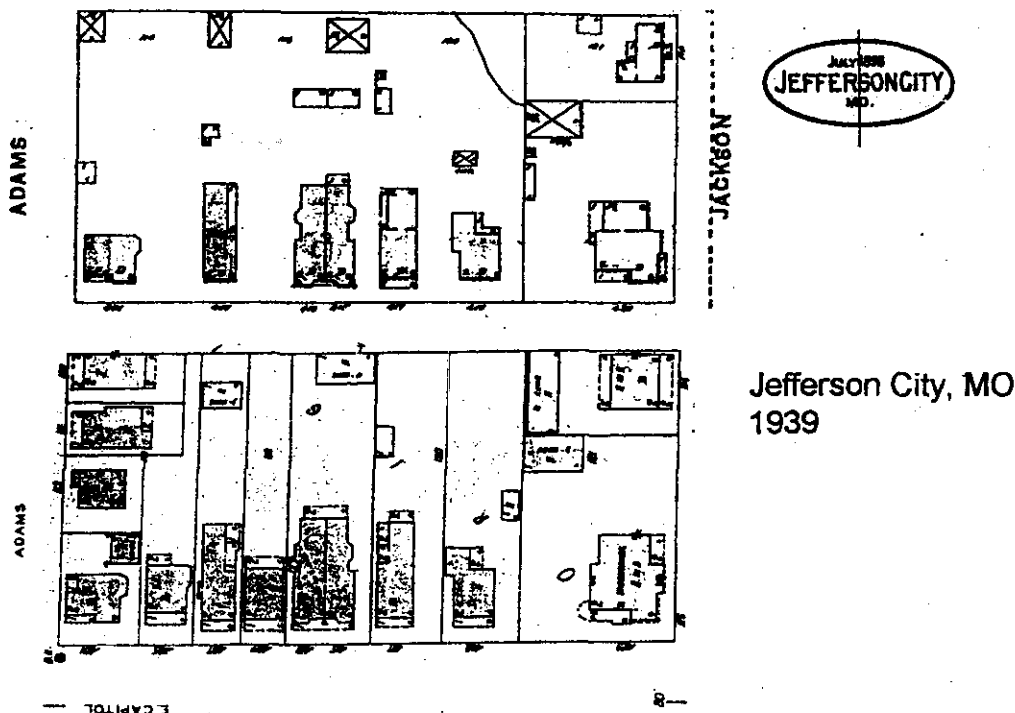
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Data from the Sanborn Maps reinforces the west to east development pattern of the neighborhood. In 1892, the only portion of the Capitol Avenue Historic District depicted is the 400 blocks of East Water Street (now State Street), East Main Street (now Capitol Avenue), and East High Street, as well as portions of Adams and Jackson Streets. Apparently the insurance company did not believe there was sufficient development to the east to warrant mapping. But from this map shown in Figure 7, it is clear that redevelopment had begun, and six houses on the 400 block of Capitol Avenue remain extant, as well as two on Jackson Street, one on State Street, and one house on East High Street. By 1939, the 400 block of Capitol Avenue had increased in density, as two houses were added.

Figure 7: Sanborn Maps of North Side of 400 Block of Capitol Avenue, 1898 and 1939.



By 1908, the Sanborn Fire Insurance Company included a significantly larger portion of the neighborhood on their maps, including houses from Adams Street to east of Cherry Street along the current State Street and Capitol Avenue, as well as the north-south streets extending south of East High Street. Some patterns of development are evident on this map. For instance, following the survey of the 100 block of Lafayette Street, only three residences had been constructed in 1908. Except for Jackson Street, there is little development of the north-south streets between the current State Street, Capitol Avenue and East High Street. Development of State Street appears complete by 1908, as does the 500

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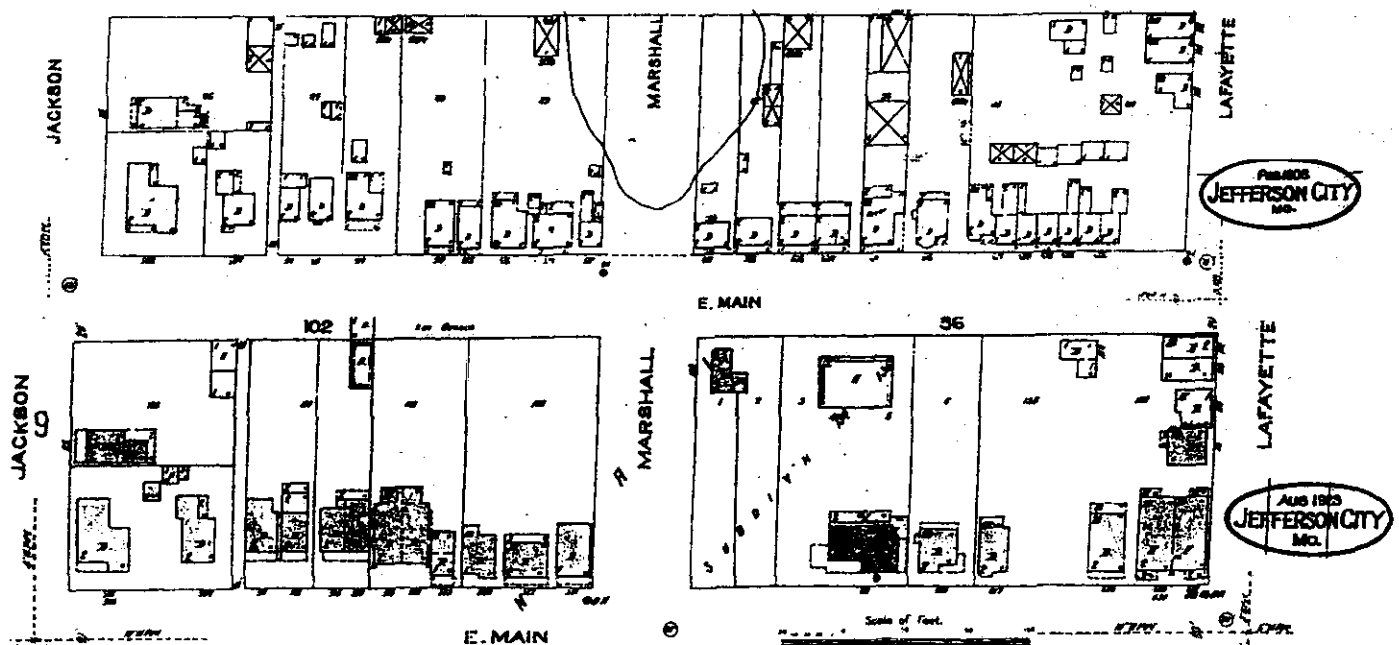
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block of Capitol Avenue. The 600 block of Capitol Avenue has a different appearance than today, particularly on the north side. The house at 615 Capitol Avenue is the only building to survive from this period. Buildings west of this house were later replaced by the Bella Vista Apartments and the Houchin House, while a row of attached townhouses to the east no longer remain. On the south side of the 600 block, there was a large house at 618 Capitol Avenue where two early 20th century houses now stand. The 400 and 700 blocks of East High Street were developed by 1908, and remain largely the same today. Cherry Street was just beginning to develop in 1908, with only three houses on the 200 block, two of which remain today.

Figure 8: Sanborn Maps of North Side of 500 and 600 Blocks of Capitol Avenue, 1908 and 1923.



The period between 1896 and 1915 exhibited several new architectural styles, with 49 buildings constructed as the district continued to develop. The Four Square house became popular and dominated new development during these years, with 14 constructed in the Capitol Avenue Historic District, the greatest number of any style constructed between 1896 and 1915. There were four Colonial Revival style houses and houses influenced by this style. Neo-Classical architecture, while a dramatic and highly visible style of architecture, is only represented by two houses in the Capitol Avenue Historic District, both constructed between 1896 and 1915. The Lester S. and Missouri "Zue" Gordon Parker House and the W. Q. Dallmeyer House were both constructed in the Neo-Classical style. The Side Hall

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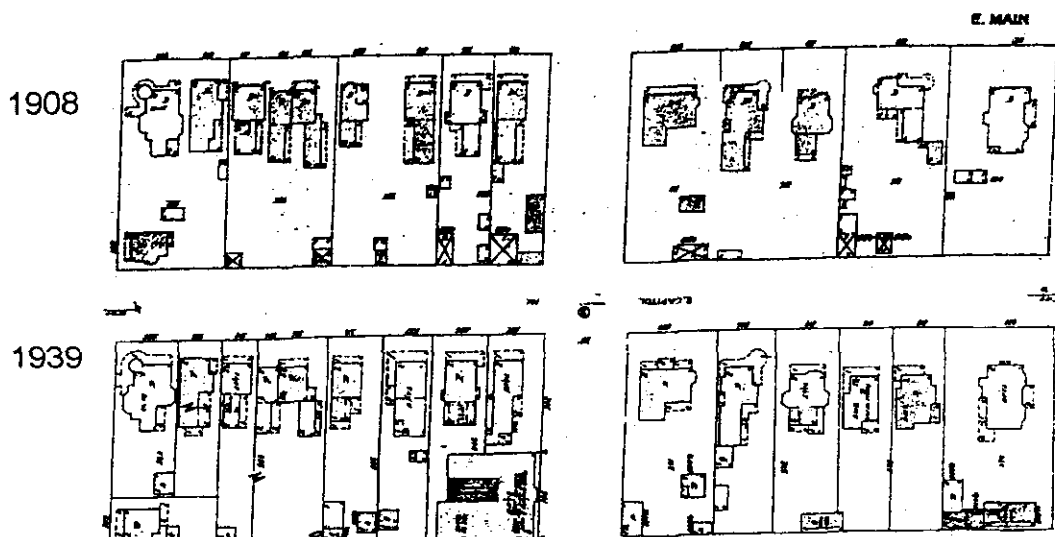
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Plan house with Italianate detailing fell from favor, with only one house constructed in this manner. Queen Anne houses continued to be constructed, but in smaller numbers than in the previous period, with only five houses built in this style during 1896 to 1915. Only one building with a Missouri-German vernacular influence was constructed during this period. The only Gothic building constructed was the Grace Episcopal Church, designed with Gothic Revival and Romanesque Revival architectural styles. One Classical Revival building, the Dix Apartments at 623 Capitol Avenue, was constructed in 1915. This 4-unit apartment building continued the tradition of smaller apartment buildings, with no more than four units each. The Craftsman style began to develop in the district during this period, with the house at 618 Capitol Avenue constructed as an excellent example of Craftsman influenced architecture. Two Georgian Revival influenced buildings from this period remain at 504 State Street and 101 Jackson Street. Seventeen vernacular buildings were constructed during this period.

Redevelopment - 1916 to 1925

On the 1923 Sanborn Map, the 500 and 700 residential blocks of Capitol Avenue appear much the same as in 1908. After 1923, changes are apparent on the 600 block of Capitol Avenue. On the south side, the large house at 618 has been replaced by one small house to the east side of the lot. The north side is much different, with the Houchin House having replaced three houses, with two now vacant lots to the west. The houses at 615 and 617 remain as before, but all the row houses east of 617 are gone, with the Dix Apartments now located at 635, 637, 639 and 641 Capitol Avenue. A 2-story house has been constructed just west of the apartments at 633 Capitol Avenue. On Cherry Street, the house now at 206 Cherry has been added, as has the house at 214. The east side of Cherry Street appears almost complete, with the addition of six houses and the removal of a large house facing East High Street.

Figure 9: Sanborn Maps of South Side of 500 and 600 Blocks of Capitol Avenue, 1908 and 1939.



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Between 1916 and 1925, ten buildings were constructed in the Capitol Avenue Historic District. The reduced number of houses built during this time was a result of both the neighborhood approaching completion, with few undeveloped lots remaining, and new developments elsewhere in the city drawing attention away from the Capitol Avenue Historic District. The Four Square house type remained the most popular, with three houses built in this style from 1916 to 1925. The Italian Renaissance style appeared during this period, represented by a duplex at 728-730 Capitol Avenue and an adjacent house around the corner at 204 Cherry Street. Two vernacular buildings were added to the neighborhood, as well as the first Bungalow style house. The house at 616 Capitol Avenue is an excellent example of the Bungalow style, which is rare in the Capitol Avenue Historic District, as the neighborhood was nearly complete before the Bungalow style became popular. One final architectural style exhibited during this period of development is the English Revival style. The house at 217 Cherry Street was constructed in this style in 1925.

Redevelopment - 1926 to Present

The first zoning ordinance was adopted by the city on September 12, 1932. At that time, the International Shoe Company factory, the Missouri Pacific Railroad, areas adjacent to and northeast of the central business district and along East High Street from Adams to Lafayette Street were zoned as light industrial. An area from Lafayette Street along East High Street to its intersection with Ash Street, and from East High Street along Lafayette Street to its intersection with East McCarty Street was zoned as commercial. Most of the remainder of the neighborhood was zoned for multi-family dwellings. These historic land use designations are still in evidence today in the built environment of Jefferson City's east side and in the Capitol Avenue Historic District.⁵¹

The 1939 Sanborn Maps illustrate further residential development within the Capitol Avenue Historic District. The house at 114 Jackson Street appeared, configured as it is today. Two houses were added to the north side of the 400 block of Capitol Avenue, as lots were further subdivided. The Prince Edward Apartments appeared on the 200 block of Marshall Street, as well as the last house in the south side of the 600 block, at 616 Capitol Avenue. The 200 block of Cherry Street is shown as it is today, with the addition of 204 and 217 Cherry Street. The 100 block of Lafayette Street is shown as complete.

From 1939 to the present, there have been changes to very few of the blocks with the Capitol Avenue Historic District. The majority of the changes have occurred on State Street, where six houses have been removed and vacant lots remain, and on the 400 block of Capitol Avenue, which adjoins the 200 block of Adams Street. As late as 1971 all of the buildings shown on the 1939 map of the south side of the 400 block of Capitol Avenue remained intact.⁵² Since that time, five houses on the south side of the 400 block of Capitol Avenue have been removed. A large house on the corner of Adams and Capitol Avenue was replaced by the commercial building at 209 Adams Street and its surface parking lot. The house at the corner of Jackson and Capitol Avenue was replaced by the Missouri Center for Free

⁵¹ Urbana Group, Summary Report, 17.

⁵² 1977 Jefferson City Directory.

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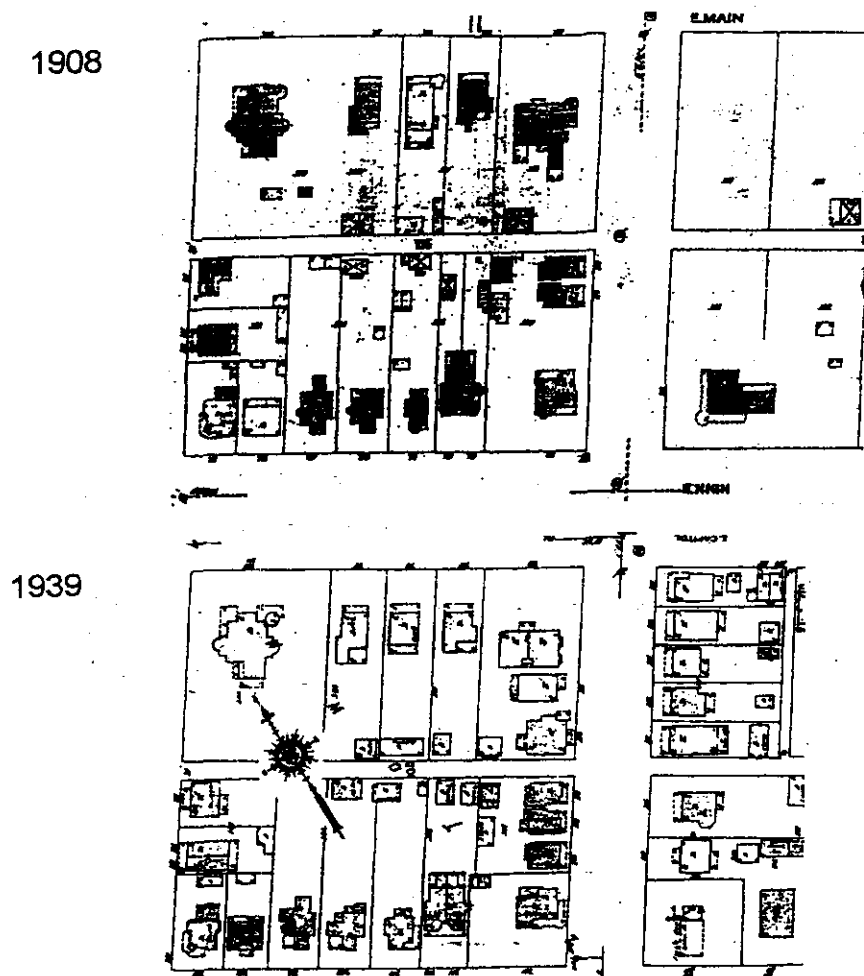
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Enterprise circa 1978. Vacant lots remain on either side of 414 - 416 Capitol Avenue. The Jefferson City Chamber of Commerce Building (known at the time of construction as the Missouri Baptist Building) replaced a house in the 200 block of Adams Street in 1947. Additions to the Grace Episcopal church replaced two houses the 200 block of Adams Street and one house and a duplex on the 400 block of East High Street. On the 600 block of Capitol Avenue, two single family houses were removed and replaced by two 1-story commercial office buildings, adjacent to the Dix Apartments. These changes illustrate the trend toward replacement of residential structures with commercial buildings, since zoning changes since 1932 encouraged more commercial use of the neighborhood.

Figure 10: Sanborn Maps of 700 Block of Capitol Avenue and 200 Block of Cherry Street, 1908 and 1939.



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The largely residential district was supported by the downtown to the west and a smaller neighborhood commercial node 1 block south, at the intersection of East High and Lafayette Streets. By 1940, the commercial node in the 600 and 700 blocks of East High Street stretched between two intersections, and included nine stores, two restaurants, one awning factory, one upholstering business and East End Drug. A.J. Hardin's grocery at 700 East High Street opened in 1933, while Kroger Grocery operated at 631 East High Street from at least 1929 until 1938.⁵³

The Capitol Avenue Historic District is largely residential in character, and the density of housing in the Capitol Avenue area has both increased and decreased over time. An increase in density occurred as single family homes were converted to two or more rental units. While several buildings were initially constructed as duplexes or apartments, and some conversions began as early as the 1930s⁵⁴, most of the conversions were a result of home owners leaving the central city beginning in the 1950s. Fourteen duplexes appear to have been originally constructed in the district; conversions have increased this number to a current total of 26. Fewer large scale conversions have occurred, as only one single family house was divided into four units, and three buildings increased by more than four units. Two apartment buildings were originally constructed in the district during this period. The Bella Vista Apartments were constructed on Capitol Avenue in 1928, and contained 24 apartments. The Prince Edward Apartments were constructed on Marshall Street circa 1930, with at least 6 apartments. Both buildings have more apartments than the two to four units typical in previous periods, illustrating a demand for increased density in the neighborhood during the early part of this phase of development. The decrease in the density of housing within the district during the same period is a result of two recent trends: conversion to commercial use and vacancy. Recent conversions of single family homes to office use has increased the number of buildings in commercial use from two original manufacturing buildings to 21 commercial buildings. A number of the homes that have been converted to multi-family use are now partially or completely vacant, as the cost to upgrade their mechanical systems and make repairs has in some cases exceeded the rent they generated.

During the final phase of development in the Capitol Avenue Historic District, nine buildings were constructed: five buildings built between 1926 and 1945, and four buildings built after the end of the period of significance. Several buildings with distinctive architectural styles were constructed between 1926 and 1947. One of the outstanding apartment buildings in the Capitol Avenue Historic District is the Bella Vista Apartments at 601 Capitol Avenue, built in 1928. Containing 24 apartments, the builders both recognized and encouraged the increasing population density of the Capitol Avenue Historic District, with its close proximity to both the Missouri State Capitol and the Missouri State Penitentiary. The Spanish Revival style of the apartment building exhibits the use of decorative tile that was popular at about the same time in the Country Club Plaza in Kansas City, Missouri. Another rare style of architecture constructed during this phase of development is Art Deco, exhibited on the Prince Edward Apartments at

⁵³ Jane R. Beetem, "East End Drugs" National Register Nomination, 8-12. (Nomination on file with Missouri DNR / State Historic Preservation Office.)

⁵⁴ Beetem, Parker House Nomination, 7.3.

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208 Marshall Street. These apartments, built in 1930, retain their excellent Art Deco style details at the entrance and at the roofline. An example of the English Revival style of architecture was constructed at 113 Adams Street in 1935. In 1939, the former A&P Grocery Store was constructed at 209 Adams Street in the Art Deco style. The substantial looking office building built in 1947 at 213 Adams Street was constructed in the Classical Revival style. A buff brick commercial building close to both of these buildings was built at the rear of 410 Capitol Avenue in 1942. All three of these buildings demonstrated the trend of commercial development spreading from the core central business district to surrounding areas. The Sanborn Map of 1939 depicted a large 2-story house on the corner of Adams Street and Capitol Avenue, which was replaced by a surface parking lot associated with 209 Adams Street.

Jefferson City was home to a number of sizeable factories, and during the Depression one shirt factory and one shoe factory closed. Fortunately, such job losses were offset by the increase in state employees during the same period. Still, the sudden job losses had been a problem for Jefferson City, and the Chamber of Commerce developed a plan to attract jobs and guard against any future economic downturns by forming the Industrial Development Corporation in 1946. A lack of sites suitable for industrial development resulted in plans for acquisition of land for five to six new industries. The first constructed was the National Guard building on Industrial Boulevard,⁵⁵ followed by Jefferson City Manufacturing and DeLong Steel. This expansion of Jefferson City away from the urban core toward the west was the beginning of the city's "urban sprawl." As jobs relocated from factories located in the district or at MSP to Industrial Boulevard, workers followed. Neighborhoods of modest brick ranch houses began to appear near the new employers. The relocation of Highway 50/63 from McCarty Street to the Rex Whittom Expressway made travel to new jobs, and houses, easier than ever before.⁵⁶ A shift from single family residential use to multi-family use in the Capitol Avenue Historic District began during this period, as houses began to be subdivided into apartments and apartment buildings were constructed in the district.

In spite of the community's westward expansion, the spread of commercial offices into the residential core of the Capitol Avenue Historic District continued into the 1960s and 1970s. The office buildings at 619 and 621 Capitol Avenue were constructed during the late 1960s, and 428 Capitol Avenue was built in the late 1970s. Several factors encouraged this spread of office locations, including the increased availability of automobiles and the related demand for off-street parking, which was not always available in the core downtown commercial district. All three of these later buildings have surface parking lots to the rear, with some parking to the side of the buildings.

Another factor that explains changes to the neighborhood during the 1960s through the 1990s is explained in the 1996 "Comprehensive Plan Update" for the City of Jefferson. This document describes

⁵⁵ Harland Bartholomew and Associates, Preliminary Report upon Growth of the Community, prepared for the Jefferson City Board of Education (St. Louis, MO, 1952), 11.

⁵⁶ Jane R. Beetem, "Historic Southside (Munichburg) Multiple Property Submission," National Register Nomination, E. 39. (Nomination on file with Missouri DNR / State Historic Preservation Office.)

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development trends that have impacted the neighborhood surrounding the Capitol Avenue Historic District for several decades.

The land use plans prepared in 1969, 1978, and 1986 have perpetuated the idea of converting much of this neighborhood to more intensive land uses. The current zoning code permits more intensive use of many properties than what currently exists. The 1969 Comprehensive Plan proposed an extension of the downtown commercial area along High Street to Lafayette Street. Also, commercial nodes are proposed for groups of lots farther east. The 1978 Land Use Plan proposed a similar arrangement of land uses for this neighborhood. The 1986 Land Use Plan was the most aggressive in terms of the amount of commercial development proposed for this area. Also, the 1986 plan was specific in designating much of the area for medium to high density residential (7 to 29 dwelling units per acre)....This planning technique is ...easy to implement, if a community is dealing with undeveloped territory. However, it can have unintended consequences if applied to existing developed areas. Often what happens is that reuse or redevelopment to higher intensity uses occurs on a piecemeal basis, creating land use conflicts between the new land uses and adjacent uses.⁵⁷

Criterion C - Architecture

Several of the architects and builders responsible for the houses in the Capitol Avenue Historic District are known, but the designers and builders of the majority of the houses remain unknown. Well-known architect Charles Opel designed Ivy Terrace, the home of Governor Lawrence V. Stephens at 500 Capitol Avenue, and 601 East High Street, home of shoe manufacturer John Tweedie, Sr., as well as part of the penitentiary complex. Opel was apparently proud of Ivy Terrace, as a photograph of the house was featured in his ad in the 1897-1898 City Directory.⁵⁸ Fulton architect Montgomery Fred Bell designed the Warden's House at 700 Capitol Avenue for the State of Missouri. W. C. Young was the builder of at least three houses in the 500 block of Capitol Avenue. Survey data indicates that Young, an early Jefferson City builder, built 512 Capitol Avenue for himself in 1873, 514 Capitol Avenue for his mother in 1872-73, as well as 516 Capitol Avenue in 1872-73.⁵⁹ He may have built the remaining Side Hall Plan houses on this block as well, which would explain their similarity of design and why they were built within a period of a few years. Frank Schmidt constructed the house at 526 Capitol Avenue, and

⁵⁷ Landform Urban Planning Services, PGAV - Urban Consulting and Techniplan, Inc., St. Louis, MO "Comprehensive Plan Update" March, 1996. (Report on file with City of Jefferson, Department of Community Development.)

⁵⁸ Urbana Group, Summary Report, 22.

⁵⁹ Urbana Group, Individual property survey forms.

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also built the Madison Hotel and 206 - 210 East High Street, known as the Dallmeyer Building.⁶⁰ Ernst Braun built his house at 212 Lafayette Street in 1903. Many of the buildings constructed during the rapid expansion of the city near the turn of the century were not designed by architects on an individual basis. Instead, contractors and builders constructed houses based on the same plan replicated several times with only minor variations. An advertisement in the 1897-1898 City Directory supports this argument, as it read:

ERNST BRAUN, Architect, Contractor and Builder, Plans and Specifications furnished on application, and all work attended to promptly. Build your house now before property goes up higher. Fine Cabinet Work a Specialty. Call and see me. SHOP: REAR 217 MADISON. Jefferson City, Missouri.⁶¹

Architectural Styles

The architectural styles and building types of the neighborhood reflect the patterns of development of the neighborhood, the variety of residents and their income levels, and the styles and types typical of the time periods represented in the neighborhood, 1870 to 1945, with one building dating to 1830. A full array of styles and types may be found in the larger neighborhood that was surveyed in 1992. The majority of the buildings in this broader neighborhood (over 55%) can be characterized as vernacular, that is, not being of a historic architectural style. Many vernacular houses may be identified and grouped as house types or building types according to their forms and plan shapes. One quarter of the buildings in the Capitol Avenue Historic District are vernacular buildings. The forms identified in the surveyed neighborhood include folk forms and more common houses built by local tradesmen inspired by the popular media of plan books and catalogues. While organization of space, proportion, and scale provide indices for stylistic analysis, ornament is the most obvious index of style.⁶²

Property Type 1: Vernacular

Subtype: Missouri-German Vernacular

There are several types of vernacular buildings in the district, including both residential and commercial buildings. One of the oldest vernacular property types is the Missouri-German Vernacular building.

⁶⁰ Ford, 415.

⁶¹ Urbana Group, Summary Report, 20; Survey Form for 212 Lafayette Street.

⁶² Much of the information regarding historic architectural styles in Section 8 is taken from the Jefferson City Historic East Architectural / Historic Survey Summary Report, by the Urban Group, 1992.

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Missouri-German buildings are highly individual, but they do share the basic characteristics of careful craftsmanship, simplicity of design, and a tendency toward austere, planar surfaces.⁶⁵

The most visible construction tradition that the German settlers brought to Jefferson City and other Missouri communities was the tradition of building in brick. Brick kilns were often among the first industrial enterprises to be established in Missouri-German towns, including Jefferson City, where a kiln was established before 1826.¹¹³ By 1900, three brick kilns were in operation in Jefferson City.¹¹⁴

Early Missouri-German buildings typically featured a symmetrical facade, straight lintels, double doors, and lights over the doors. The severity of the design was often relieved by decorative cornice treatments, most commonly in the form of dentilation, ornamental wooden trimwork, and other ornamentation. Cornices on the earliest Missouri-German Vernacular houses were decorated with a stepped brick design, usually with two bricks stacked soldier style at the top, then two more bricks stepping down to the level of the front facade. Later period buildings exhibiting the Missouri-German Vernacular influence may have a more prominent stepped brick cornice detail using five or more bricks, or a wooden cornice design. Architectural styles popular in later periods were often used to embellish an existing Missouri-German Vernacular house or were incorporated in new construction, typically evident on the front porch or entrance. The 400 and 500 blocks of Capitol Avenue have buildings that exhibit this trend.

Missouri-German brick buildings erected after the Civil War tend to have arched door and window openings, ranging from shallow segmental arches to nearly semicircular arches. It has even been suggested that the arches over the windows of those later buildings tended to become higher as the century progressed.¹¹⁵ Whether the arch is flat or more rounded, this architectural feature is one of the more enduring Missouri-German building traditions in Jefferson City. Even on Craftsman Style homes from the 1920s, it is not uncommon for a house to have red brick walls and windows with segmental arches.

While a number of the early houses on Capitol Avenue and State Street have the general shape, roof type, segmental arched windows, simplicity of design, and austere, planar surfaces typical of the Missouri-German Vernacular type, there are several worth noting for their ornamentation. The house at 407 Capitol Avenue, built circa 1880 in the Italianate style, features side walls with a corbelled brick cornice. The cornice has been painted white to highlight this feature. At 610 State Street, circa 1875,

⁶⁵ Philippe Oszuscik, "Germanic Influence Upon the Vernacular Architecture of Davenport, Iowa," in P.A.S.T. 10 (1987):17.

¹¹³ Urbana Group, Summary Report, 9.

¹¹⁴ The Illustrated Sketch Book of Jefferson City and Cole County.

¹¹⁵ Charles van Ravenswaay, The Arts and Architecture of German Settlements in Missouri, (Columbia: University of Missouri Press, 1977), 231.

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the corbelled cornice continues on all sides of the house. The house at 419 East High Street, although influenced by the Queen Anne style, has corbelled brick drops at the cornice of the east and west elevations. A commercial example of the Missouri-German Vernacular type is located at 100 Lafayette, built circa 1900, which exhibits numerous segmental arched windows, austere planar wall surfaces, and a corbelled brick cornice. Another example at 423 East High Street appears somewhat more typical of the Missouri-German Vernacular type, with its side gable roof. This example has a wood cornice and segmental arched windows, and may have suffered alterations to the fenestration pattern of the front facade.

The Missouri-German Vernacular buildings in the Capitol Avenue Historic District are the earliest remaining physical links to the area's development. The form, scale, materials, and detailing of these buildings represent the architecture typical of this period of early development. Prior to the Civil War, the Bird's Eye View illustrates the prevalence of Missouri-German Vernacular houses in the area of the Capitol Avenue Historic District. Subsequent redevelopment has replaced all but a small number of these resources. The remaining Missouri-German Vernacular buildings serve to illustrate the evolution of this part of Jefferson City from a sprawling, semi-rural setting to a dense urban streetscape.

Subtype: Four Square

Another vernacular property type, and the most abundant house type in the historic district is the Four Square. This house type was very popular from circa 1890 - 1930, and is common throughout the Midwest. One of the reasons for its popularity at this time was the availability and abundance of mass produced stock materials and the adoption of utilitarian design.⁷² From the early 1890s through the early teens there was a nationwide trend toward simpler houses, developed out of the perception that the excesses of late Victorian architecture needed to be reformed. The Four Square was promoted as an alternative to the extravagance of late Victorian design. The popularity of the four square house type can be attributed to several factors. First, they were economical, as the simple shape allowed the greatest amount of space for the least cost. Second, the 2-story form set on a high basement gives four square houses a sense of solidity and massiveness without the complex roof-lines and projections typical of previous styles, such as the Queen Anne style. Finally, the four square was commonly promoted by mail order companies, magazines, and other companies selling plans as uniquely American and perfectly suited to the American family.⁷³

The basic four square floor plan has two stories, each with four rooms of equal size. The four square house is the perfect example of high-style architectural styles and forms that were slowly adopted by the general public, and in the process evolved into simpler vernacular forms. The basic form continued through the 19th century by changing its stylistic shell to conform to the popular style of the day. The

⁷² John A. Jakle, Robert W. Bastian, and Douglas K. Meyer, Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley, (Athens, Georgia: University of Georgia Press, 1989), 141.

⁷³ Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1984), 439.

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basic four square plan can be seen under the low-pitched roof and eave brackets of the Italianate cube, and behind the bay windows, corner turrets, and lumberyard trim of many Queen Anne houses.⁷⁴

The Four Square, with seventeen examples in the district, includes several houses that have the Four Square form mixed with a particular architectural style. The Four Square provided a sturdy form that could be ornamented according to popular architectural styles, to meet the desire of upper middle class families to display their new wealth, often derived from businesses at MSP or in the downtown business district. The economical Four Square provided home owners with the greatest amount of space for the least money, making it popular with middle class families, particularly those who worked at industries in the Capitol Avenue Historic District. The earliest Four Square type house in the district is 722 Capitol Avenue, the Deputy Warden's House, constructed in 1900, next to another Four Square house at 718 Capitol Avenue, built in 1915. The most visible example of this form is a series of houses on the east side of Cherry Street, where four out of six houses exhibit this house type, built in 1910 and 1915.

Subtype: Side Hall Plan House Type

The third major vernacular property type found in the Capitol Avenue Historic District is the Side Hall Plan house type. The frequency of the Side Hall Plan house type suggests the presence of middle class residents in the Capitol Avenue Historic District.⁷⁵ This form was well suited to narrow city lots which emerged in parts of Jefferson City and continued to be built in urban settings as row houses until the end of the Victorian era despite its decrease in frequency in rural areas after the mid-19th century.⁷⁶ This 2, or 2½ story house form with a gable roof is two rooms deep, but is only of sufficient width for one room and a side hallway containing a staircase.⁷⁷ Prior to the Civil War, these buildings exhibited Greek Revival stylistic features, while after the Civil War, affluent middle class dwellings of this form often carried Italianate ornamentation.⁷⁸

The Side Hall Plan House Type is typically used in the Capitol Avenue Historic District in conjunction with the Italianate architectural style, but examples without Italianate details also remain. Seven examples of the Side Hall Plan form with Italianate style or influence are located in the Capitol Avenue Historic District. They are 407, 417, 504 - 506, 522, 606 and 712 Capitol Avenue and 726 East High Street. Other examples of this house type remain in the Capitol Avenue Historic District, such as 610 State Street.

⁷⁴ Allan Gowans, The Comfortable House: North American Suburban Architecture 1890 - 1930, (Cambridge, Massachusetts: The MIT Press, 1986) 87.

⁷⁵ Jakle, Bastian, and Meyer, 147.

⁷⁶ Ibid., 148.

⁷⁷ Ibid., 147.

⁷⁸ Jakle, Bastian, and Meyer, 149.

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Property Type 2: Victorian Styles

The Victorian Styles were popular from 1860 to 1900, and in the Capitol Avenue Historic District they encompass a wide range of property types and sizes, from the elaborately detailed J. Henry and Hilda Asel House at 210 Lafayette Street to the simple Vernacular Folk Victorian houses found on the 100 block of Lafayette Street and elsewhere. Both the wealthy businessman and the middle-class household were drawn to the decorative nature of the styles. These houses were usually placed behind a small front yard, filling most of the width of the lot, providing their street with an urban appearance when several were constructed on the same block. Usually built without the services of an architect, except in high-style versions such as Ivy Terrace, these buildings are good representations of the styles prevalent during the Victorian era. In the Capitol Avenue Historic District, the Victorian Style is exhibited in the Italianate Style, in favor nationwide from about 1840 until 1875; the Queen Anne Style, popular nationally from 1880 to 1910; and the Vernacular Folk Victorian Style, built from around 1870 to 1910. These styles encompass a variety of subtypes, yet all can be described as "picturesque," having irregular shapes, with attention to detailed ornamentation.⁷⁹ The Victorian style most commonly used in the district is Folk Victorian Vernacular (18 houses), with Queen Anne a close second (17 houses), with almost as many examples of the Italianate style in the area (16 houses). One house, 717 East High Street, exhibits both Queen Anne and Italianate styles.

Technological advances such as balloon-frame construction, using lightweight boards held together by wire nails, rapidly replaced heavy timber framing. This allowed the use of irregular shapes, freeing houses from their traditional box-shapes. Industrialization facilitated the mass production of many building components, such as doors, windows, siding, and decorative details, that could be shipped anywhere in the country cost effectively via railroad.⁸⁰ Total railroad mileage in Missouri at the end of the Civil War was 800 miles, and by 1870 it had more than doubled to 2,000 miles reaching throughout the state.⁸¹ In the Capitol Avenue Historic District, the result of access to distant manufacturers was that houses in this district almost always exhibited some form of ornamentation that was not produced locally, and more complex housing forms were constructed.

Subtype: Folk Victorian Vernacular

Folk Victorian Vernacular style homes were built nationally from 1870 until around 1910. The Folk Victorian Vernacular style includes a number of simple vernacular housing forms, such as Gabled Ell (also known as Gable Front and Wing), Gable Front, Pyramidal, and Side-Gabled versions in either 1- or

⁷⁹ McAlester and McAlester, 211, 263, 309.

⁸⁰ Ibid., 239.

⁸¹ Russel L. Gerlach, Immigrants in the Ozarks: A Study in Ethnic Geography (Columbia: University of Missouri Press, 1976), 31.

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2-story houses.⁸² The spread of Vernacular Folk Victorian houses was made possible by the expansion of the railroad system. Shipment by rail made it possible for local trade centers to acquire woodworking machinery necessary for production of inexpensive Victorian details. Local lumberyards could also get delivery of abundant supplies of precut details from distant mills. Three rail lines served Jefferson City in 1897,⁸³ providing ready access to manufacturers of building products. Many local builders simply grafted pieces of this newly available trim onto the traditional folk house forms they were used to constructing. Fashion conscious homeowners could also update their homes by adding a new Victorian porch. Vernacular Folk Victorian styles typically exhibited spindlework, turned posts, or other machine-made trim.

The Gabled Ell subtype of Vernacular Folk Victorian house derived from earlier Greek Revival styles, which used the gable front to imitate stylized pediments on the front facade.⁸⁴ This type of house was promoted in plan books of the middle- and late-nineteenth century and in catalogs of the early-twentieth century, the same time that development was occurring in the Capitol Avenue Historic District. The Gabled Ell provided housing for both middle- and lower-class families, varying in size accordingly. In response to the demand for such housing, local builders constructed houses based on the same plan, with only minor variations.⁸⁵ A Gabled Ell house at 606 State Street was constructed circa 1870.

The Gable Front, or Open Gable house, first became popular as part of the Greek Revival movement. Gable Front houses built in the nineteenth century often featured a side entry hall that was typical of Greek Revival Style houses, while later houses had no hallway. Houses of this type typically had a 3-bay facade, with the orientation of the body of the house being perpendicular to the street.⁸⁶ Gable Front houses were usually rectangular, may have been 1- to 2-stories in height, and exhibited a front-facing gable. Almost without exception, Gable Front houses had a front porch, which may have varied in width. As a simple Vernacular Folk Victorian style, decorative details on houses of this style were usually subdued and are often restricted to the front porch. In the early-twentieth century Craftsman movement, the Gable Front form was used in styled Craftsman homes, and many modest folk houses without stylistic detailing were inspired by these houses from 1910 to 1930.⁸⁷ The Gable Front house subtype

⁸² McAlester and McAlester, 309-10.

⁸³ The Urbana Group, Summary Report, 20.

⁸⁴ McAlester and McAlester, 90.

⁸⁵ The Urbana Group, Summary Report, 20.

⁸⁶ Ibid., 19.

⁸⁷ McAlester and McAlester, 90, 309.

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served the housing needs of middle- and working-class families.⁸⁸ Two adjacent examples of the Gabled Front subtype are located in the Capitol Avenue Historic District. The 2½ story house at 511 Capitol Avenue was built circa 1910, and 513 Capitol Avenue, a 1½ story house, was built circa 1880.

The Side Gabled house subtype was constructed throughout the country in 1- and 2-story forms from 1870 to 1910. One-story examples include both hall and parlor (one room deep) and massed plan (two or more rooms deep). Two-story versions are I-houses (one room deep) with varying amounts of Victorian detailing added. Porches may extend across the entrance only, or the full width of the front facade. On 2-story versions, porches may be either 1- or 2-stories in height. Victorian detailing is usually limited to the front porch and the central gable, if one exists.⁸⁹ Examples of Side Gabled houses would be 423 East High Street (built circa 1870), 512 Capitol Avenue (circa 1873), and 516 Capitol Avenue (1873).

Subtype: Italianate Style

The Italianate Style of architecture was partly a result of the Industrial Revolution, as manufacturing industries spurred the growth of cities and small towns alike. At the same time, there was a rediscovery by Americans of European culture. Those with new-found wealth due to the rise in industry were encouraged to tour Europe, where they were exposed to different styles of architecture. Once exposed to such architectural variety, people began to demand buildings reflective of European culture.⁹⁰ Italianate houses were first built in the United States in the 1830s. Andrew Jackson Downing's pattern books, published in the 1840s and 1850s, popularized this style. Most examples of the Italianate Style date from 1855 to 1880. The decline of the Italianate Style began during the financial panic of 1873. Prosperity returned later that decade, but by then new styles such as Queen Anne had replaced the Italianate.⁹¹

The Italianate Style became popular by 1855, typically a 2- or 3- story, cubic house, with characteristic wide eaves supported by prominent brackets. The brackets were used on virtually all Italianate houses.⁹² The Italianate house was designed to be as tall as it was wide, giving a cubic appearance, even though a rectangular form was typical. Exterior walls were smooth and plain, so that prominence was given to the doors, windows, and other decorative features. Porches were typically 1-story and restrained in their

⁸⁸ Herbert Gottfried and Jan Jennings, American Vernacular Design, 1870 - 1940, (Iowa State University Press, Ames, IA 1988), 186 - 187.

⁸⁹ McAlester and McAlester, 309, 313-14.

⁹⁰ Allen G. Noble, Wood, Brick and Stone: The North American Settlement Landscape, Vol. 1, Houses (Amherst: University of Massachusetts Press, 1984), 140-41.

⁹¹ McAlester and McAlester, 214.

⁹² Lester Walker, American Shelter: An Illustrated Encyclopedia of the American Home (Woodstock, NY: Overlook Press, 1997), 138.

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detailing. Entry doors may have been paired or single, and large pane glazing in the door itself became popular with this style.⁹³ The windows were tall, with a gently rounded arch at the top generally identified with the style. Window lintels were often highly ornamented, and windows on the front facade were frequently more decorative than those on other elevations.⁹⁴ Windows were typically 1/1 or 2/2 double-hung sash.⁹⁵ These houses had a strong vertical orientation, a low roof profile, and used ornamentation such as brackets, modillions, or quoins to highlight side walls, roof, and porch eaves. Fenestration was highly ornamented, and porches and entrances were decorated with brackets and cut or turned pieces.⁹⁶ Rear additions were typical.⁹⁷ The front-gabled form of Italianate house represents about 10 percent of the Italianate houses in America, and was usually found on narrow urban lots.⁹⁸

The Italianate style or influence is exhibited on many houses in the Capitol Avenue Historic District, as well as a number of houses with mixed forms and styles - in particular, the Side Hall Plan house with Italianate styling so common in the 500 block of Capitol Avenue. Characteristics of this style include a two or 2 ½ story house, a low-pitched roof, widely overhanging eaves with decorative brackets below, tall narrow windows often with elaborated hood molds (inverted U-shape), and occasionally a square cupola or tower.⁹⁹ Examples of the Italianate style are 731 East High Street (1870) and the Italianate Side Hall Plan houses in the 500 block of Capitol Avenue, built circa 1870 to 1873.

Subtype: Queen Anne Style

The Queen Anne Style was "the culmination of all the Victorian styles,"¹⁰⁰ and it played on a contrast of materials, sometimes using molded or specially shaped bricks as decorative accents.¹⁰¹ Features typically identified with the Queen Anne Style are a steeply pitched roof of irregular shape, usually with a dominant front-facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid

⁹³ McAlester and McAlester, 210.

⁹⁴ Noble, 141.

⁹⁵ McAlester and McAlester, 212.

⁹⁶ Noble, 198.

⁹⁷ Ibid., 141.

⁹⁸ McAlester and McAlester, 211.

⁹⁹ Ibid.

¹⁰⁰ Walker, 152.

¹⁰¹ John C. Poppeliers, S. Allen Chambers Jr., and Nancy B. Schwartz, What Style Is It? A Guide to American Architecture (Washington, D.C.: Preservation Press; New York: J. Wiley, 1996), 57.

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a smooth-walled appearance; and an asymmetrical facade with a partial or full width porch, usually 1-story high and extending along one or both side walls. Four subtypes are associated with the style nationally: Hipped Roof with Lower Cross Gables, Cross-Gabled Roof, Front-Gabled Roof, and Town House. Decorative subtypes usually fall into one of the following categories: Spindlework, Free Classic, Half-Timbered, or Patterned Masonry.¹⁰² With neighborhood builders' preference for masonry construction, it is not surprising that the Patterned Masonry subtype was favored in the district, although the use of wood shingles in the front gable was fairly common, even on masonry houses. The Queen Anne Style was popular for American houses from 1880 to 1910. Due to the use of pattern books, there were almost no regional differences in Queen Anne houses.¹⁰³ Interior floorplans in Queen Anne houses were given even greater freedom, as plans moved farther from the classical symmetry of previous styles.¹⁰⁴

The Queen Anne Style is one of the most popular styles in the district, represented on 17 houses. A number of houses with mixed styles and forms exhibit Queen Anne style detailing. Houses influenced by this style were popular in the district from 1885 to 1905 and were usually built for successful upper-middle-class merchants and businessmen. The most notable examples are the architect designed houses in the district. The Warden's, or Marmaduke House, at 700 Capitol Avenue was designed by Montgomery Fred Bell of Fulton, Missouri and completed in 1888 using prison labor. Ivy Terrace at 500 Capitol Avenue was designed by local architect Charles Opel for Gov. Lawrence V. (Lon) Stephens in 1893. The Marmaduke House is an excellent example of a masonry Queen Anne house, while Ivy Terrace is a combination of brick and frame. Another excellent example of a masonry Queen Anne house for which the architect is unknown is the J. Henry and Hilda Asel House at 210 Lafayette Street, built in 1898.

Subtype: Gothic Revival Style

The Gothic Revival style was popular from 1840 to 1880.¹⁰⁵ Features indicative of this style area steeply pitched roof, usually with a side gabled roof with steep cross gables, and the wall surface extends into the gable without an eave or other break. Windows will often extend into the gables, frequently with a pointed arch shape so identified with this style. A 1-story porch is usually evident, commonly with flattened Gothic arches for support. The asymmetrical style, such as the Gabled Ell versions found in the Capitol Avenue Historic District, is used in about a third of Gothic Revival houses.

A small number of houses in the Capitol Avenue Historic District reflect the influence of the Gothic Revival style. Typically this was not a full expression of the style as may be found elsewhere, but was

¹⁰² McAlester and McAlester, 263-64.

¹⁰³ Walker, 152.

¹⁰⁴ Poppeliers, Chambers, and Schwartz, 57.

¹⁰⁵ McAlester and McAlester, 197.

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limited to a pointed arch window in the front gable of a 1½ story residence. This type of example can be found on State Street, where two adjacent properties appear to have been identical originally. The houses at 620 and 622 State Street are both Gabled Ell type houses, each with a pointed arch window in the upper front facing gable. The other example of the Gothic Revival style is Grace Episcopal Church, at 217 Adams Street, constructed in 1898. This church features both the Gothic Revival and Romanesque Revival architectural styles.

Subtype: Second Empire Style

The Second Empire style was considered very modern in its day, as it imitated the latest French architectural fashions.¹⁰⁶ The Second Empire style was a consciously "modern" movement, deriving prestige from contemporary Paris, rather than any period from the past.¹⁰⁷ Following the panic of 1873 and the subsequent economic depression, the style rapidly passed out of fashion.

The Second Empire style is represented by only one building in the Capitol Avenue Historic District. The building at 413 Capitol Avenue is an excellent example of this style, with a patterned metal mansard roof, two 2-story semi-octagonal front bays and a smooth limestone facade.

The Victorian Style houses in the Capitol Avenue Historic District represent a departure from the Missouri-German Vernacular type that was prevalent throughout the neighborhood before 1870. These houses may have been the first to utilize building products produced outside the local community, while a few houses still exhibit Missouri-German Vernacular building traditions that were prevalent in prior years. The Italianate houses were the first Victorian Style houses built in the district. Folk Victorian Vernacular houses were typically more modest houses for middle-class residents. Often built with vernacular house forms ornamented with Victorian details, these houses provided a comfortable residence for middle-class workers at MSP, the shoe factories and other local employers. Queen Anne houses in the district exhibit a variety of masonry and wooden detailing techniques, as well as unusually shaped windows, which serve to not only show off the skill of the mason but also the wealth of the successful businessman who owned the house. The Queen Anne houses in the district are among the larger houses and represent high-style examples of late-nineteenth century architecture. With their locations on major streets and/or key corner locations, they tend to dominate certain neighborhood streetscapes. The Second Empire and Gothic Revival styles, while not represented by a great number of buildings, add to the richness and variety of architectural styles represented within the Capitol Avenue Historic District.

Property Type 3: Eclectic Movement Styles

The editor of the Ladies' Home Journal, Edward Bok, expressed his view on the design quality of Victorian Style American buildings by saying: "Where they were not positively ugly . . . they were . . .

¹⁰⁶ McAlester and McAlester, 241 - 243.

¹⁰⁷ Mary Mix Foley, The American House (New York: Harper & Row, Publishers, Inc., 1980), pp. 103 - 104.

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repellantly ornate."¹⁰⁸ The Eclectic Styles reflected attempts by designers to move away from the Victorian Styles, and push American architecture in new directions. What is interesting about this period is that these new directions resulted in a great variety of architectural styles being constructed at the same time. Subtypes of the Eclectic Movement Styles as different as Colonial Revival, Classical Revival, English Revival, Italian Renaissance and Craftsman were being constructed in neighborhoods simultaneously.¹⁰⁹ Eclectic Houses in the Capitol Avenue Historic District included the following subtypes: Classical Revival, Colonial Revival, Neo-Classical, English Revival, Spanish Revival and Italian Renaissance.

Subtype: Classical Revival

The Classical Revival subtype began as interest in classical architecture developed after the World's Columbian Exposition, held in Chicago during 1893. A classical theme dominated the exposition, as many of the period's respected architects designed dramatic colonnaded buildings arranged around a central court. Photographs of these buildings were widely distributed, and soon Classical Revival became fashionable nationwide. The major buildings in the exposition were of monumental scale, inspiring numerous public and commercial buildings in the years to follow. The subtype retained popularity from 1895 to 1950.¹¹⁰ The Classical Revival subtype featured a projecting pedimented central pavilion, symmetrical facades, a variety of wall materials, and large windows.¹¹¹ This subtype became popular nationwide around 1905.¹¹² Classical Revival is represented by two buildings in the district, a house at 623 Capitol Avenue, built circa 1915, and an office building at 213 Adams, built circa 1947,¹¹³ showing the longevity of the style.

Subtype: Colonial Revival

The Colonial Revival subtype developed from 1870 to 1940 in several different subtypes. After the Philadelphia Centennial of 1876, interest in early American architecture revived. In 1898 The American Architect and Building News began a series of photographs and drawings of early Georgian houses. This was followed in 1915 by the White Pine Series of Architectural Monographs, dominated by photographs of colonial buildings. Based on the understanding provided by these and similar works, the Colonial

¹⁰⁸ Leland M. Roth, "Getting the Houses to the People: Edward Bok, the Ladies' Home Journal, and the Ideal House," in Perspectives in Vernacular Architecture IV, ed. Thomas Carter and Bernard L. Herman (Columbia: University of Missouri Press, 1991), 187-88.

¹⁰⁹ McAlester and McAlester, 13-14.

¹¹⁰ Ibid., 343-346.

¹¹¹ Walker, 178.

¹¹² Walker, 178.

¹¹³ Urbana Group, Inventory Forms.

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Revival houses built from 1915 to 1935 more closely resembled the originals of the styles than did those built earlier or later. The economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification of the subtype in the 1940s and 1950s.¹¹⁴ An outgrowth of this early interest in colonial American architecture was the development of the Georgian, Cape Cod, and Dutch Gambrel subtypes of Colonial Revival houses. Typical Colonial Revival houses were 2-story, 3-bays wide with symmetrical facades, and sometimes featured dormer windows. Unlike the Colonial originals that gave rise to this subtype, ornamentation from a variety of styles was used interchangeably. The addition of side and sleeping porches made these houses more functional.¹¹⁵ Other identifying features of the Colonial Revival subtype were a hipped or side-gabled roof and full-width porch. Masonry was the dominant construction material in high-style examples of the subtype. Cornices were typically part of the boxed roof/wall junction with little overhang, frequently ornamented by dentils. Windows were usually rectangular double-hung sash. Dormer windows at the attic level, often one central dormer, are fairly common and may have featured a decorative round-top window.¹¹⁶

About the same time, Colonial Revival became popular. Based on architectural styles from America's past, Colonial Revival houses blended well with older neighborhoods and had a traditional charm all their own.¹¹⁷ These qualities made this subtype popular nationwide. Colonial Revival was not usually a "pure" architectural interpretation, but rather an eclectic mixture of details from the earlier Georgian and Adam styles (and others) were commonly used. Pure copies of colonial houses were far less common than the eclectic version.¹¹⁸ The four examples of the Colonial Revival style in the Capitol Avenue Historic District include: 212 Lafayette Street (1903), and 109 Jackson Street, 209 Cherry Street, and 415 East High Street, all built circa 1910.¹¹⁹ The house at 109 Jackson Street is a transitional example, exhibiting both the Colonial Revival and Queen Anne styles. Another transitional example is located at 212 Lafayette Street, with a highly ornamented stone facade and a front porch typical of the Colonial Revival style. While 415 East High Street is considered non-contributing due to the modern replacement windows, most of its Colonial Revival detailing remains intact. A cutaway bay to the rear exhibits a Queen Anne influence. The house at 209 Cherry Street exhibits Colonial Revival detailing on a Four Square form.

¹¹⁴ McAlester and McAlester, 321-26.

¹¹⁵ Gottfried and Jennings, 190-91.

¹¹⁶ McAlester and McAlester, 321-24.

¹¹⁷ Ibid., 200.

¹¹⁸ Ibid., 324.

¹¹⁹ Urbana Group, Inventory Forms for 212 Lafayette Street, 109 Jackson Street, 209 Cherry Street, and 415 East High Street.

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Subtype: Neo-Classical Revival

The Neo-Classical Revival style developed out of the World's Columbian Exposition, held in 1893 in Chicago. A classical theme was established for the exhibition, and prominent architects designed dramatic colonnaded buildings, which faced a central court. These designs were heavily influenced by the Early Classical Revival and Greek Revival architectural styles, and incorporated Georgian and Adam features. Due to the attendance by many people and the extensive media reports depicting this style of architecture, these models of the Neo-classical Revival style were embraced as the latest fashion. Although never quite as popular as the Colonial Revival style, Neo-Classical Revival had two waves of popularity. From 1900 to 1920, the style emphasized hipped roofs and simple, slender columns. Later, from 1925 to the 1950s, side gabled roofs and simple slender columns were typical.¹²⁰

The Lester S. and Missouri "Zue" Gordon Parker House is typical of Neo-Classical Revival houses built between 1900 and 1920. The symmetrically balanced front facade is dominated by a full-height porch, with the porch roof supported by classical Ionic columns. The original workmanship is evident in the front portico, as the pilasters, which match the columns, are barely visible from the street, typical of the attention given to detail throughout the house.¹²¹ The Neo-Classical style houses are not represented in great number in the Capitol Avenue Historic District, but the two examples are memorable. The Lester S. and Missouri "Zue" Gordon Parker House at 624 Capitol Avenue is an excellent example of the style. The house features a full-height central portico with classical pediment and Ionic columns and pilasters, a central entrance with sidelights and tall fanlight, and boxed cornice with frieze band that all serve to illustrate the Neo-Classical Revival style used in construction.¹²² The other house in the district constructed in this style is the W. Q. Dallmeyer House at 600 Capitol Avenue. This house dates to the mid-19th century, but was altered circa 1910 by the second generation of the Dallmeyer family to its current Neo-Classical appearance. The dominant feature of the house is its paired porches. The 1-story porch appears on both the 1898 and 1923 Sanborn Maps, while the 2-story central porch appears by 1940. The full facade porch beneath the portico features paired Doric columns, a smooth frieze and a denticulated cornice. The monumental 2-story portico over the entrance has two ornate Corinthian fluted columns on low buff brick bases, and fluted Corinthian pilasters on the facade. The portico is topped by a deeply recessed pediment, with foliage modillions at both the base and along the rake, and dentils below the base and along the rake. Both of these houses demonstrate the status of their owners, as important members of the business community. The Neo-Classical style was well suited to this purpose.

Subtype: Italian Renaissance

The Italianate Renaissance was used in construction of houses throughout the country during the early 20th century. Considerably less common than other styles popular during the same period, such as Craftsman, Tudor or Colonial Revival style houses, the Italianate Renaissance style was used mostly for

¹²⁰ McAlester and McAlester, 344 - 345.

¹²¹ Beetem, Parker Nomination, 8-14.

¹²² Ibid.

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architect-designed homes in metropolitan areas prior to World War I. Vernacular interpretations of the style became popular once brick veneer came into common use, and most of these houses date to the 1920s. During the 1930s and 1940s the style declined in popularity.¹²³

During the first third of the 20th century, a number of revival styles were used in suburban residential architecture. The specific style was suggested through the use of massing appropriate to the style, proportions, materials and a few carefully selected details. In What Style Is It?, these revival style houses are all referred to as "Period Houses."¹²⁴ Some of the styles popular during this period utilized many of the same features, such as tile roofs, stucco walls, hipped roofs and overhanging eaves. The Italianate Renaissance house used the low, elongated form that was characteristic of so many styles popular during the 1920s. This revival style was more simplified than either the original Italianate Style (circa 1840s) or the Italianate Renaissance Palace of the 1890s, often with smooth stucco exterior walls. Stucco was popular on houses of many styles during this era, but was particularly useful in providing the Mediterranean appearance appropriate to the Italianate Renaissance house.¹²⁵ The Spanish Colonial Revival,¹²⁶ Mission,¹²⁷ and Spanish Eclectic¹²⁸ styles all utilized features similar to Italianate Renaissance architecture. At the time these styles were being constructed, a wide variety of features would have been mixed and matched by makers of pattern books more interested in marketing building plans than in staying true to any particular architectural style.

Asymmetrical Italianate Renaissance houses are not common, and typically are rather rectangular buildings with an asymmetrical presentation of doors and windows on the front facade. The low hipped roof is usually clad in clay or ceramic tiles. Masonry walls are the rule in the Italian Renaissance style, as architects journeyed to Italy in the late 19th century and discovered that wooden walls were almost never used in the original prototypes of the style. In the duplex at 728 Capitol Avenue, the buff brick walls and low, elongated asymmetrical orientation of the front facade are some of the most striking features of the house's Italian Renaissance style. Other notable features of the style found on this house are the wide overhanging eaves with decorative brackets and groups of multiple windows. Houses of this period related to their landscape, and a distinctly formal front yard and informal back yard was

¹²³ McAlester and McAlester, 398.

¹²⁴ Poppeliers, Chambers, and Schwartz, 84.

¹²⁵ Foley, 218.

¹²⁶ Walker, 210-11.

¹²⁷ McAlester and McAlester, 409.

¹²⁸ Ibid., 417.

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developed. Usually a rear terrace, porch or patio was created,¹²⁹ as with the enclosed terrace at the front of the house. The other house in the district built in the Italian Renaissance style is located adjacent to 728 - 730 Capitol Avenue, but facing Cherry Street. The house at 204 Cherry Street is a Four Square type house with Italian Renaissance detailing. Like its neighbor, this house features buff brick walls and wide overhanging eaves with decorative brackets. The hipped roof and arched doorway on the second floor are other features typical of this style.

Subtype: Tudor or English Revival

Tudor, or English Revival, subtype houses were utilized nationally from 1890 to 1940. Houses of this subtype can be identified by their steeply pitched roofs, facades dominated by one or more prominent cross gables (usually also steeply pitched), tall narrow windows that are usually present in multiple groups and with multipane glazing, and massive chimneys, sometimes crowned by decorative chimney pots. Decorative (not structural) half-timbering was used on about half of the subtype's examples. The houses are usually side gabled, but less common examples include hipped or front-gabled versions. Brick wall cladding was the most common Tudor subtype. After brick veneering came into common use in the 1920s, it became the preferred exterior wall finish for even the most modest Tudor Revival examples. Brick first story walls may have been contrasted with stone, stucco, or wood claddings on principal gables or upper stories.¹³⁰

The popularity of the Tudor subtype may be attributed to the influence of soldiers returning from World War I. These soldiers had observed French and English peasant cottages while stationed in Europe, and upon returning to the United States, they desired homes that reflected the picturesque complex forms and historical detail of the European examples.¹³¹

The Tudor or English Revival subtype described picturesque houses with steeply pitched roofs, stucco walls, and English detailing. Tudor Revival houses often had dark wood framing applied to the exterior,¹³² but stucco walls were used in a relatively small percentage of this style house.¹³³ The house at 217 Cherry Street, built circa 1925, has stuccoed walls, a feature of a relatively small percentage of English Revival style houses. Most stucco sided houses are modest examples built before the 1920s, when brick and stone veneer techniques were developed and widely adopted. Stucco was used to

¹²⁹ Poppeliers, Chambers, and Schwartz, 84.

¹³⁰ McAlester and McAlester, 354 - 358.

¹³¹ Thomas W. Hanchett, "The Four Square House Type in the United States," in Perspectives in Vernacular Architecture, I Camille Wells, ed. (Columbia: University of Missouri Press, 1987), 53.

¹³² Gottfried and Jennings, 193.

¹³³ McAlester and McAlester, 355.

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disguise frame houses, and make them appear as masonry, either with or without false half-timbering.¹³⁴ The side gable form of this house is rare, as most houses of this style utilize a more complicated form with multiple front gables.¹³⁵ The house at 113 Adams Street, the only other house in the district with this style, is a bit more typical, as the style typically included picturesque cottages with asymmetrical massing of steeply pitched roofs, stucco walls (not used on the Adams Street house), unusual window patterns and tall chimneys. An arched doorway opening and multi-paned windows are two other features of this style.¹³⁶

Subtype: Spanish Revival Style

Following the Panama - California Exposition of 1915, architects began to look to Spain for inspiration, and found a long, rich series of architectural traditions. This influence evolved into the Spanish Revival Style, which reached its peak during the 1920s and early 1930s, then lost favor during the 1940s. The style was common in the southwestern states, particularly California, Arizona, Texas and Florida where original Spanish Colonial buildings remained. The Spanish Revival Style used decorative details of Moorish, Byzantine, Gothic or Renaissance inspiration. Dramatically carved doors were common on both high-style and modest examples of the style. Exterior walls were usually stuccoed. Usually doors were emphasized by adjacent spiral columns, pilasters, carved stonework or patterned tiles.¹³⁷ Wrought iron balconets, red tile roofs, arched windows and curvilinear gables borrowed from the preceding Mission Style were also popular with this style. The Spanish Revival Style was so popular it was used even in areas that were never settled by the Spanish.¹³⁸

Only one building in the Capitol Avenue Historic District represents the Spanish Revival style. The one building, however, is an excellent example of the style, and is located at 601 Capitol Avenue. This apartment building (Bella Vista Apartments), was constructed in 1928. This was a time when the Country Club Plaza was being developed in Kansas City, Missouri, most likely a greater influence on this building than the new communities being built in this style in California and Florida at the time. Another possible influence may have been the First Baptist Church, built in 1925 and located just one block west of the Capitol Avenue Historic District.¹³⁹ Unfortunately, the church was demolished in the 1980s and replaced with a modern structure. In spite of stucco being a material of choice for this style, the Bella Vista Apartments are brick, indicating the community's continued preference for brick over other materials.

¹³⁴ Ibid.

¹³⁵ Ibid., 357.

¹³⁶ Gottfried and Jennings, 193.

¹³⁷ McAlester and McAlester, 418.

¹³⁸ Walker, 210 - 211.

¹³⁹ Beetem, Parker Nomination, 8. 20.

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Subtype: Art Deco Style

Art Deco is named for the Exposition Internationale des Arts Decoratifs and Industriels Modernes, held in Paris in 1925. Also called Moderne or Modernistic, the style "consciously strove for modernity and an artistic expression to complement the machine age." The style's emphasis was on the future, and was a conscious rejection of historical architectural precedents. This made Art Deco the first architectural style to depart from the popular revival styles. Ornamentation on Art Deco buildings typically consisted of low-relief geometrical designs, often in the form of parallel straight lines or zig-zags. The simplified forms of this style were characteristically produced through the use of concrete, smooth-faced stone and metal, with terra cotta, glass or mirrored accents.¹⁴⁰

The Art Deco style is represented in the Capitol Avenue Historic District by the circa 1920 Prince Edward Apartments at 208 Marshall Street and by the former A&P Grocery Store at 209 Adams Street, built circa 1939. This style of architecture is rare, not only in the Capitol Avenue Historic District, but in all of Jefferson City. Most of the Capitol Avenue Historic District is known for its Victorian era architecture, while the Art Deco buildings illustrate the continuation of the district's development well into the 20th century. The Prince Edward Apartments demonstrate the demand for multi-family housing, as factory workers and state workers alike sought housing near their places of employment. The former grocery store was one of the first commercial buildings constructed on the east side of the 200 block of Adams Street, a former residential block. More commercial buildings followed, a parking lot was added for the grocery, and the Grace Episcopal Church expanded, so that eventually this block was converted to commercial use. This trend of expansion of commercial buildings into former residential areas of the district continued for several decades.

The end of World War I brought an abrupt end to the emphasis on subtypes based on large European models such as Classical and Colonial Revivals, and focused on different period styles. The introduction of brick veneer to balloon-frame buildings allowed middle-class families to afford houses based on styles that had been constructed of solid masonry in Europe.¹⁴¹ The English Revival subtype houses in the district were examples of this change, as they were more modest in scale, and constructed with stucco walls or brick veneer.

The Eclectic Styles had a fairly significant impact on the neighborhood, as at least 15 houses were constructed in some type of period revival style. This impact was reduced by the fact that the houses were scattered throughout the neighborhood, rather than clustered together. Of the Eclectic houses, Colonial Revival was the most prevalent in the neighborhood, with four examples of the style. No Period Revival homes within the district are known to have been architect designed, and so were likely the result of a purchased plan or kit. The Eclectic subtypes demonstrated a modern architectural emphasis being introduced to the Capitol Avenue Historic District. Even though new styles were introduced after

¹⁴⁰ Poppeliers, Chambers, and Schwartz, p. 88 - 89.

¹⁴¹ McAlester and McAlester, 319.

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World War I, the preference for brick construction remained clearly evident. The Capitol Avenue Historic District was changing, expanding to accommodate more middle-class families as soldiers returned from war ready to start their families, and construction that had slowed or halted during the war resumed.

Property Type 4: Craftsman or Bungalow Style

Because they were so easy to construct and easy to live in, the Craftsman, or Bungalow style gained incredible popularity in the early-twentieth century. In any American town bungalows and their derivatives still make up a high proportion of the existing housing stock. Craftsman Style houses constructed during the early part of the twentieth century reflected the cultural changes of the time. Fewer elaborate houses were built, resulting in more modest styles of housing. Transportation impacted the preferred styles, as lumber and stylistic ornaments could be ordered from a catalog company such as Montgomery Ward, Sears and Roebuck or Aladdin and shipped anywhere in the country. The automobile and streetcar lines impacted development patterns, as automobile garages began to appear and improved transportation options allowed people to live farther from work than ever before. This both expanded the size of the neighborhood and encouraged people to move from the older, more urban neighborhoods to newly developing neighborhoods on the outskirts of town. Technological innovations resulted in changes in the types of domestic architecture built during this period.¹⁴²

In the early-twentieth century, the Craftsman Style replaced vernacular types as the preferred style for middle-class housing. Electricity, indoor plumbing, and central heating influenced the arrangement of interior spaces. Improved communication networks resulted in architectural styles that reflected nationwide trends rather than regional or ethnic building traditions. Builders were able to replicate popular style houses that were depicted in a variety of pattern books, catalogs, and trade magazines. Architectural features were mass produced, changing the exterior appearance of buildings, and promoting a more homogeneous quality in neighborhood architecture.¹⁴³

The Craftsman influence originated in southern California and became the dominant subtype for smaller houses built throughout the country between 1905 and the early 1920s. This subtype is usually characterized by low-pitched gable roofs, unenclosed eave overhangs, exposed roof rafters, decorative false beams or braces added under gables, and full or partial width porches with tapered square columns supporting porch roofs.¹⁴⁴ An excellent example of this influence is located at 618 Capitol Avenue. Typical of the Craftsman influence, the house has a low hipped roof with a broad overhang and exposed end rafters. The stone exterior provides the house a rustic, natural feeling, as emphasized by the Craftsman movement. Next door at 616 Capitol Avenue is another excellent example of the Bungalow

¹⁴² Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," National Register Nomination, F.18 - F.19.

¹⁴³ Ibid., F.19.

¹⁴⁴ McAlester and McAlester, 453-54.

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Style, that exhibits a mixture of brick, stucco, "half-timbering" and tile, as well as multiple front gables and short curved stucco porch piers on tall brick pedestals.

By the end of this period, the neighborhood was more or less complete, without large undeveloped parcels of land. The end of the Bungalow's popularity marked the beginning of the era where urban flight encouraged decline in the previously strong, close-knit neighborhood.

The Bungalow is significant as one of the most pervasive housing forms nationwide after the turn of the last century. This style represented the nationwide trend towards simpler housing. Bungalows were one of the last types of property built in the district prior to the impacts of urban flight to newer residential areas on the west end of town. The two Bungalow Style houses in the district replaced a single, older home on Capitol Avenue, and illustrate infill development typical of the evolution of the neighborhood.¹⁴⁵

Property Type 5: Outbuildings

Virtually all of the outbuildings in the Capitol Avenue Historic District are garages. There are a number of historic garages scattered throughout the neighborhood, as well as a few small houses that have served a variety of purposes. One of the most notable outbuildings is the garage located behind 210 Lafayette Street. Built of brick to match the associated house, this garage retains a great deal of architectural character, and is described separately from the main house in Section 7 above. Another outbuilding of note is the stone garage behind 722 Capitol Avenue. It is believed that this garage, associated with the former Deputy Warden's House, was constructed with prison labor.

Garages in the early-twentieth century ranged from elaborate structures built to house an automobile to converted sheds or barns. As automobile ownership did not become widespread until after 1910, garages were not that common until the 1920s. Because many early garages were impermanent structures, with sills resting directly on the ground, the attrition rate has been high. Of those that remain many have been altered or replaced to accommodate larger vehicles in later years.¹⁴⁶

Builders of early garages looked to the carriage barn for design guidance. The garage at 210 Lafayette is an example of this type of design. New garages often featured floorplans and large, sliding doors characteristic of carriage barns. Owners of small, steep urban lots often inserted a garage into a bank at streetside, where the facade of the garage might be continuous with a retaining wall.¹⁴⁷

¹⁴⁵ Sanborn Maps, 1908 and 1939.

¹⁴⁶ Leslie G. Goat, "Housing the Horseless Carriage: America's Early Private Garages," in Perspectives in Vernacular Architecture, III Thomas Carter and Bernard L. Herman, ed. (Columbia: University of Missouri Press, 1989), 62.

¹⁴⁷ Ibid., 65-67.

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The 1910s and 1920s brought a period of popularization and experimentation in garage design, as automobile ownership broadened. The "Van Guilder Hollow Wall" process used special partitioned forms and quick-setting concrete to erect garage walls in a continuous row-by-row process, published in House Beautiful in 1915. The most common structure built during the 1910s and 1920s was the small utilitarian garage, often a simple balloon-frame structure covered with wooden siding, built from locally available materials. Two-bay garages became popular in the 1920s, many in anticipation of a second car. Extensions were often built onto older garages as cars lengthened in the 1920s.¹⁴⁸

Outbuildings do not tell the whole story of a property, but they contribute to the information related by the main house with which the outbuilding is associated. Outbuildings tell us how people stored automobiles and other items, and their role in the overall development of the main building. Since the Capitol Avenue Historic District was developed with access to nearly every rear lot via an alley, outbuildings must have been extremely common. Examination of Sanborn Maps for the district confirm this theory. Over time, many of these small buildings no longer had a use and were lost due to lack of maintenance or desire for surface parking. Therefore only the sturdiest and best maintained examples remain in place for further study and evaluation.

Property Type 6: Commercial and Industrial Buildings

Through the first part of the 19th century, commercial buildings were often multi-functional, replaced in the latter part of the century by buildings designed for specialized use. Commercial buildings in the late 19th century featured large display windows on the first floor, to attract customers in from the street. Upstairs often provided residential space for the business owners or for renters, usually behind a symmetrical facade topped by a decorative cornice.

The earlier commercial buildings in the district were built with two or more stories, allowing commercial use on the ground floor and residential or commercial use above. Most of the early commercial buildings were built as a 2-part block, with public or retail spaces on the lower level, often with large display windows, and where most of the ornamentation would be visible to passersby. Commercial buildings in the district were often built with typical Missouri-German red brick walls, arched window tops, and ornamental dentiled cornices. The upper levels had fenestration more residential in scale and pattern with much less ornamentation. The cornice was also a typical location for ornamentation, as a crowning touch to the successful business's architectural image. Subsequent alteration of the lower level front facade was typical for commercial buildings of this era, as exhibited at 100 Lafayette Street.

For the most part, the neighborhood's commercial buildings are not as ornamental as its residential structures. The most distinguishing features of commercial buildings are found on the front facade, facing the street. The street facade provides the building with its identity, as the side and rear elevations were never intended to be seen by the public in most cases. Use of the commercial building's facade in advertisements, directories, atlases, and town views illustrated the importance of the commercial facade

¹⁴⁸ Goat, 67, 69.

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in portraying the successful image of the business it housed. The front facade was composed of ornaments, signs, and other distinctive features, and exhibited the best materials and workmanship.¹⁴⁹

The Industrial building type in the Capitol Avenue Historic District is demonstrated by the circa 1900 former MSP Broom Factory at 530 State Street, and by the circa 1890 building at 100 Lafayette Street, which housed the Star Clothing Manufacturing Company. These buildings are typical of the form promoted by such architects as Albert Kahn (1869 - 1942) in the late 19th and early 20th centuries. These architects analyzed the problem of modern factory design and distinguished between the architecture of utility and the architecture of ceremony.¹⁵⁰ Care and emphasis in designing these buildings were given to expansive window openings which made use of natural lighting and ventilation.¹⁵¹ The use of natural lighting and ventilation is emphasized by the number of windows on the front and side elevations. Another characteristic of the Industrial building type is the location of administrative offices toward the front of the building.

Commercial and industrial buildings represent economic activity essential to development and long-term support of the neighborhood. The businesses in commercial buildings provided products and services to support the needs of the residents, while businesses in the industrial buildings provided the jobs that generated demand for nearby housing. Therefore these buildings can demonstrate patterns of neighborhood development, including the expansion of commercial nodes over time and the linkage between industry and housing. Later period commercial buildings portray the strength of the neighborhood as it expanded, or as businesses responded to competition from outside the neighborhood.

¹⁴⁹ Ibid., 16.

¹⁵⁰ Roth, 252 - 253.

¹⁵¹ Daniel M. Bluestone and Harold J. Christian, "The Ford Airport Hanger," Historic Illinois, Vol. 8, No. 2, August 1985, 2.

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Capitol Avenue Historic District
Cole County, MO

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Capitol Avenue Historic District
Cole County, MO

Geographical Data:

UTM References:

Zone / Easting / Northing

A: 15 / 572600 / 4269840

B: 15 / 572940 / 4269538

C: 15 / 572839 / 4269420

D: 15 / 573000 / 4269275

E: 15 / 572905 / 4269595

F: 15 / 572390 / 4269620

Verbal Boundary Description:

The boundaries of the Capitol Avenue Historic District are outlined with a heavy black line on the accompanying map, entitled "District Boundary Map," shown in Figure 1, Section 7, page 2.

Boundary Justification:

The boundaries for the Capitol Avenue Historic District have been drawn to include as many buildings as possible that retain sufficient integrity and a largely residential character, in the area surrounding the 400 to 700 blocks of Capitol Avenue. The focus of the district is primarily on residential structures, with a few commercial or industrial buildings in scattered locations within this residential area. The western boundary is largely the eastern most boundary of the Missouri State Capitol Historic District, with the exception being Grace Episcopal Church. The church is located within the boundaries of the Capitol Avenue Historic District, but is a contributing resource of the Missouri State Capitol Historic District.

The northern boundary lies along an alley separating a block of three residential structures facing Adams Street from two large, modern office buildings. This boundary then extends north to include properties on the south side of State Street. The north side of State Street is dominated by surface parking owned by the State of Missouri and the modern Hamilton and Dulle Towers. A single individually listed property, the Claud D. and Berenice Sinclair Grove House at 505 State Street, is located on the north side of State Street, but was not included in the district.

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**Capitol Avenue Historic District
Cole County, MO**

The west side of the 100 block of Lafayette Street and the south side of the 700 block of Capitol Avenue face the former Missouri State Penitentiary, enclosed by a tall stone wall. The district's eastern boundary is formed by buildings on the east side of Cherry Street. Just east of these houses, a significant change in the area's topography occurs. Houses on the 700 block of Capitol Avenue and the 200 block of Cherry Street relate visually to the rest of Capitol Avenue, while the visual connection is not possible in the 800 block of Capitol Avenue due to the change in topography.

The southern boundary includes residential structures in the 400 and 700 blocks of East High Street, but excludes the 500 and 600 blocks as they have evolved over time to include more commercial than residential use. Houses in the 200 blocks of Jackson, Marshall and Lafayette Streets that retain sufficient integrity and their residential character have been included in the district.

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Capitol Avenue Historic District
Cole County, MO

Photographs:

The following information is the same for all photographs:

Capitol Avenue Historic District
Jefferson City, Cole County, Missouri
Jane Rodes Beetem
January, 2005
Negatives on file with Jane Beetem, 1612 Payne Drive, Jefferson City, MO 65101

List of Photographs: (camera angles are indicated on the Photo Key Map)

1. Left to right: 401, 405, 407, 409, 413 - 415 and 417 Capitol Avenue, facing northeast.
2. Left to right: 407, 409, 413 - 415, 417, 419 and 429 Capitol Avenue, facing north.
3. Left to right: 428, 414 - 416 and 410 Capitol Avenue; 209 Adams Street, facing southeast.
4. Left to right: 528, 526, 522, 518 - 520, 516, 514, 512, 504 - 506 and 500 Capitol Avenue, facing southeast.
5. Left to right: 501, 507, 511, 513, 515 - 517, 519, 523 and 525 Capitol Avenue, facing east.
6. Left to right: 600, 606, 612, 616, 618 and 624 Capitol Avenue, facing southeast.
7. Left to right: 624, 618, 616, 612, 606 and 600 Capitol Avenue, facing northwest.
8. Left to right: 601, 611, 615, 619, 621 and 623 Capitol Avenue, facing east.
9. Left to right: 700, 712, 718 and 722 Capitol Avenue, facing southeast.
10. Left to right: 109, 111 and 113 Adams Street, facing northeast.
11. Left to right: 209 Adams Street, facing northeast.
12. Left to right: 100 - 102, 104, 108 and 114 Jackson Street, facing northwest.
13. Left to right: 114, 108, 104 and 100 - 102 Jackson Street, facing northeast.
14. Left to right: 101, 103, 105 and 109 Jackson Street, facing southwest.
15. Left to right: 101, 103, 105 and 109 Jackson Street, facing southeast.

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Capitol Avenue Historic District
Cole County, MO

16. Left to right: 209, 211 and 213 Jackson Street, facing south.
17. Left to right: 425 East High Street, 214 and 212 Jackson Street, facing west.
18. Left to right: 212, 210 and 208 Marshall Street, facing southwest.
19. Left to right: 110 A & B, 108, 106, 104, 102 and 100 Lafayette Street, facing southwest.
20. Left to right: 212 and 210 Lafayette Street, facing northeast.
21. Left to right: 211 and 215 Lafayette street, facing northeast.
22. Left to right: 214, 212 A & B, 210 and 206 Cherry Street, facing north.
23. Left to right: 201, 203, 205, 207, 209 and 215 Cherry Street, facing northeast.
24. Left to right: 420 and 416 State Street, facing southwest.
25. Left to right: 520 and 504 State Street, facing southeast.
26. Left to right: 126 Marshall Street and 530 State Street, facing southwest.
27. Left to right: 622, 620, 610, 608 and 600 State Street, facing northwest.
28. Left to right: 217 Adams Street, 415, 417, 419, 421, 423 and 425 East High Street, facing southeast.
29. Left to right: 415, 417, 419, 421, 423 and 425 East High Street, facing east.
30. Left to right: 709, 717, 719 - 721 and 731 East High Street, facing northeast.

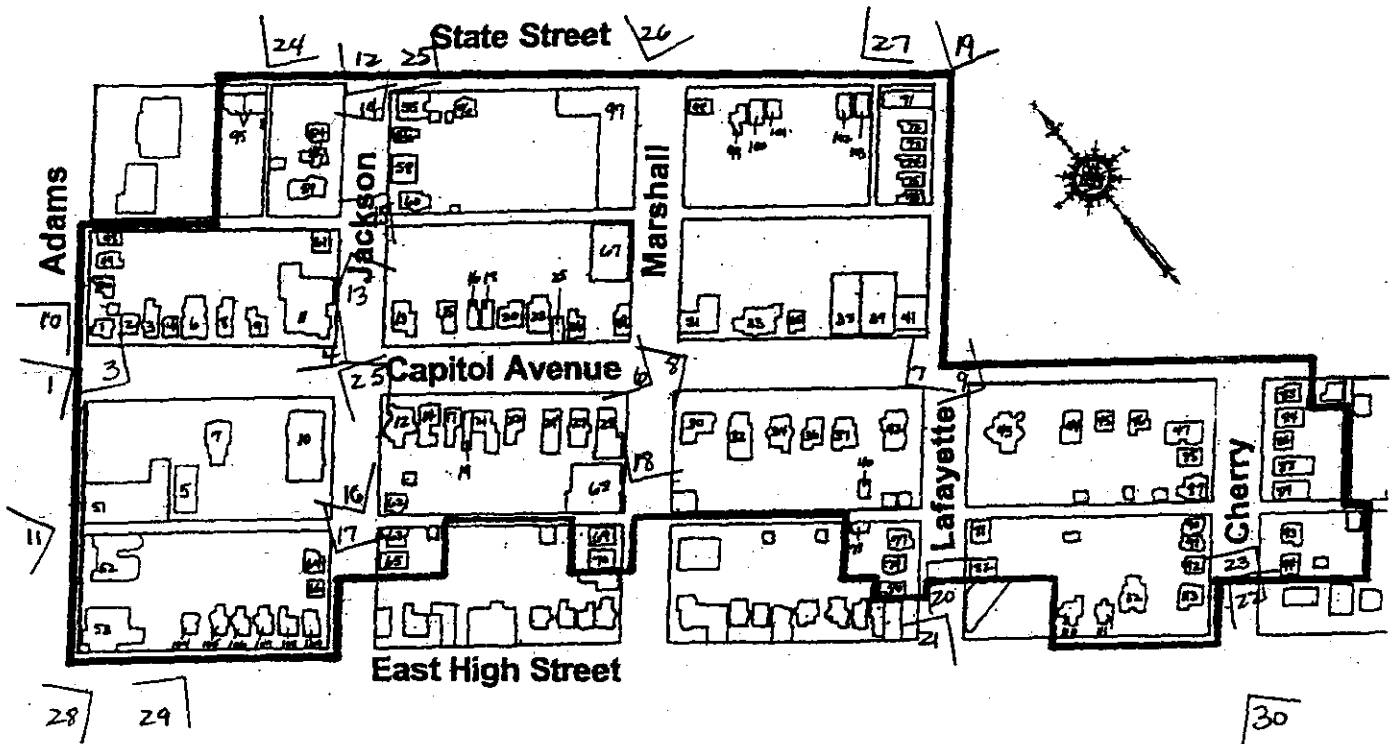
United States Department of the Interior
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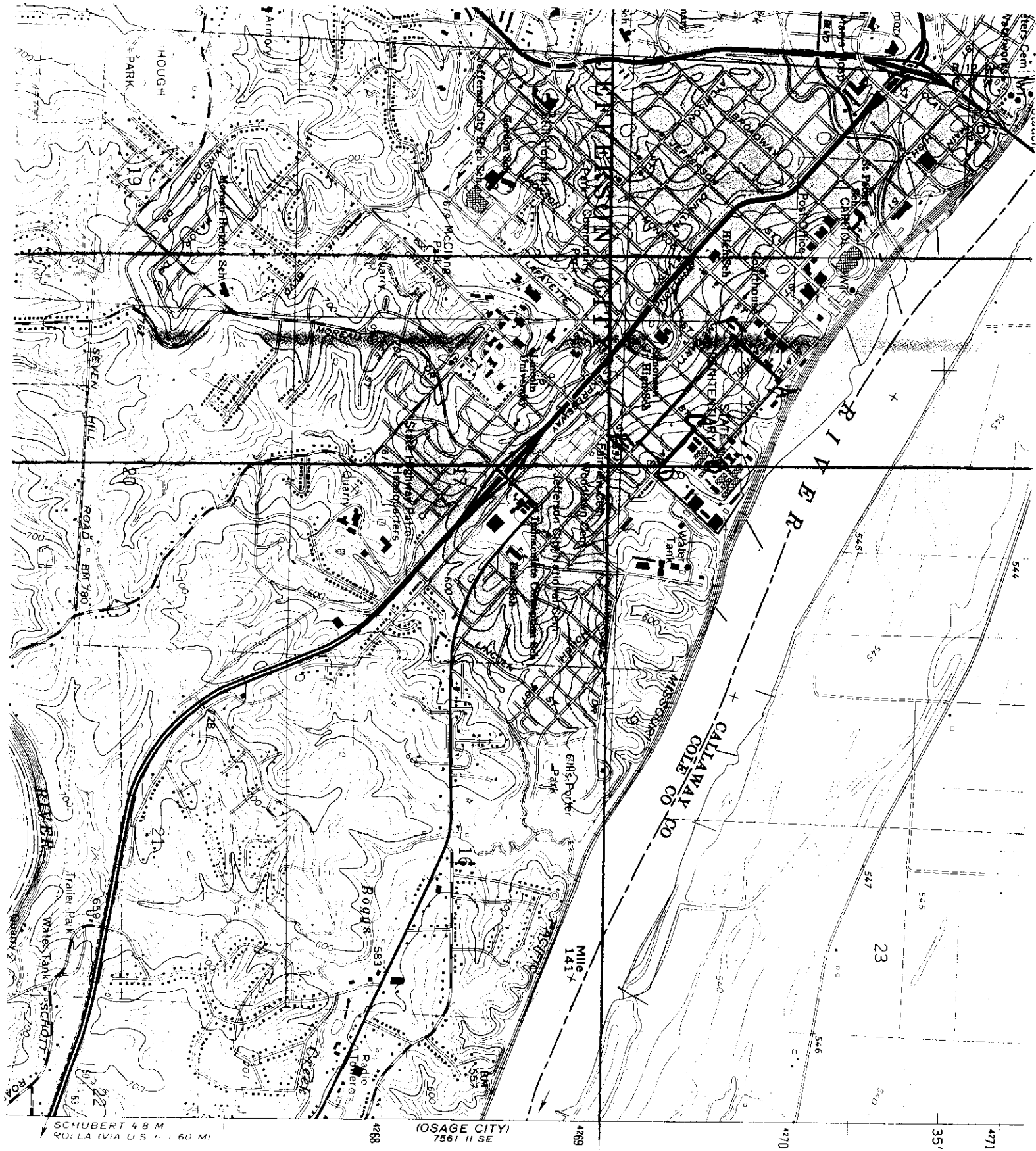
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Capitol Avenue Historic District
Cole County, MO

Photo Key Map:





UTM readings
taken from
GIC Software

	ZONE	EASTING	NORTHING
* A:	15	572600	4269840
B:	15	572940	4269538
C:	15	572839	4269420
D:	15	573000	4269275
E:	15	572905	4269595
F:	15	572390	4269620

HISTORIC DISTRICT
JEFFERSON CITY,
MISSOURI











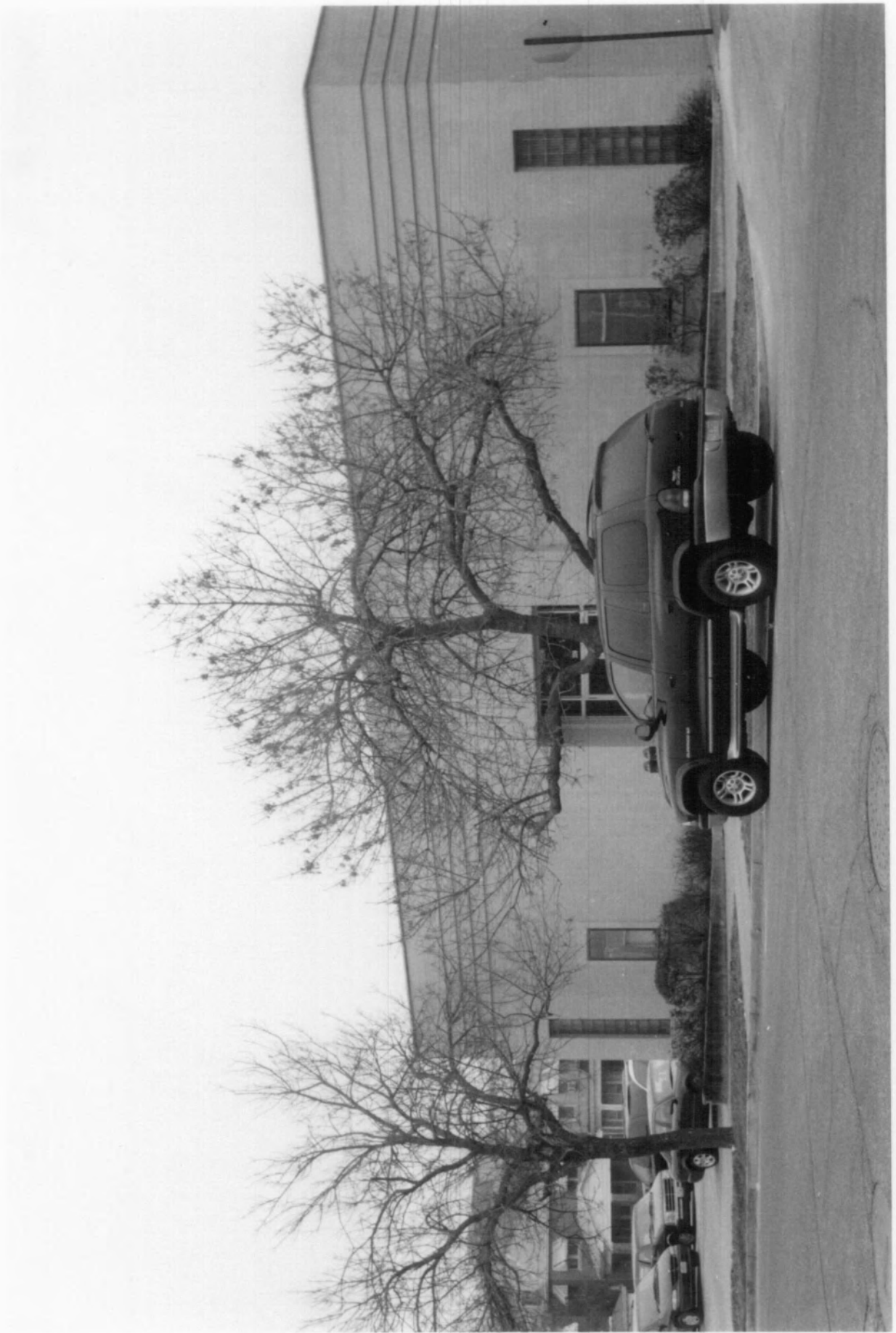








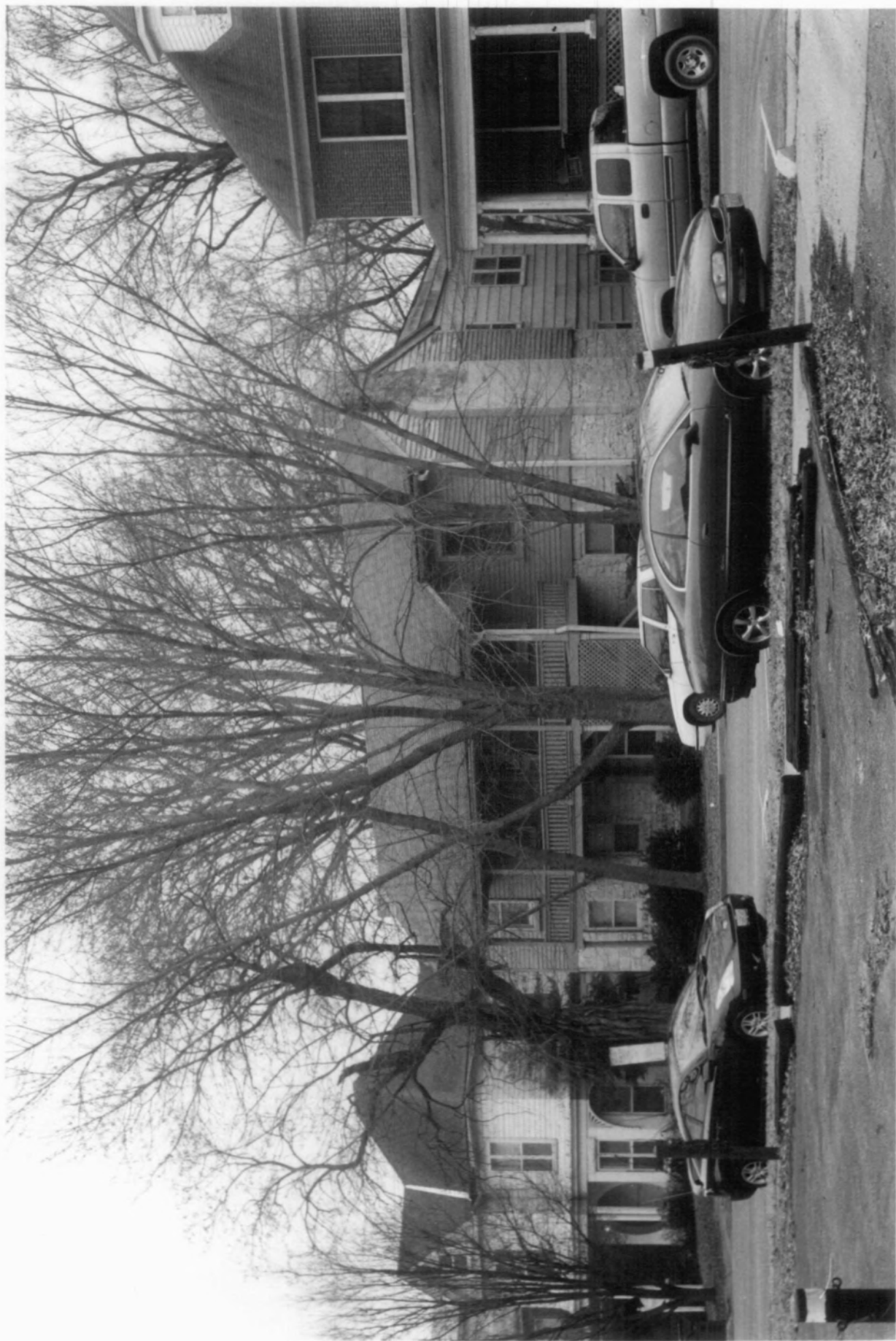














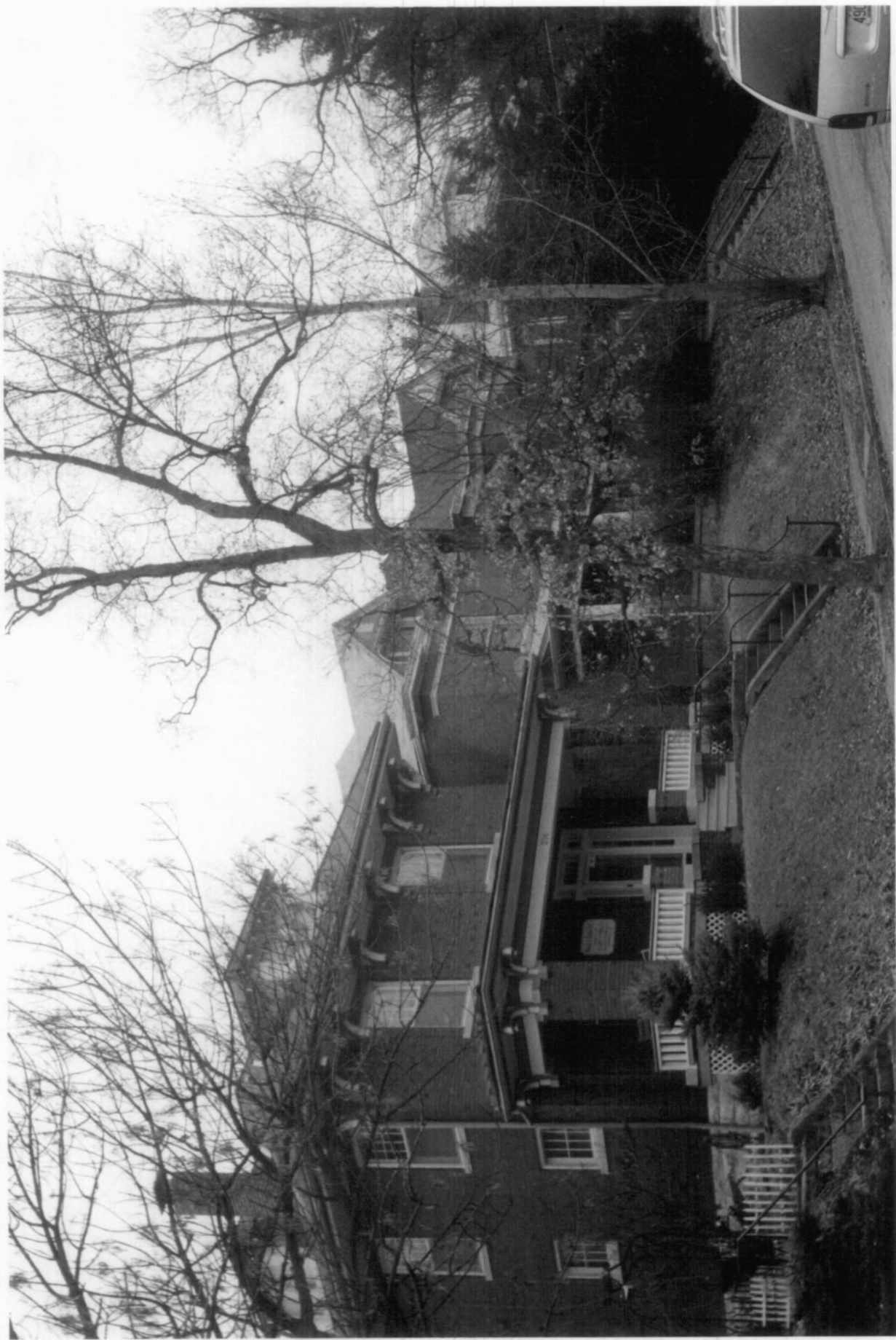






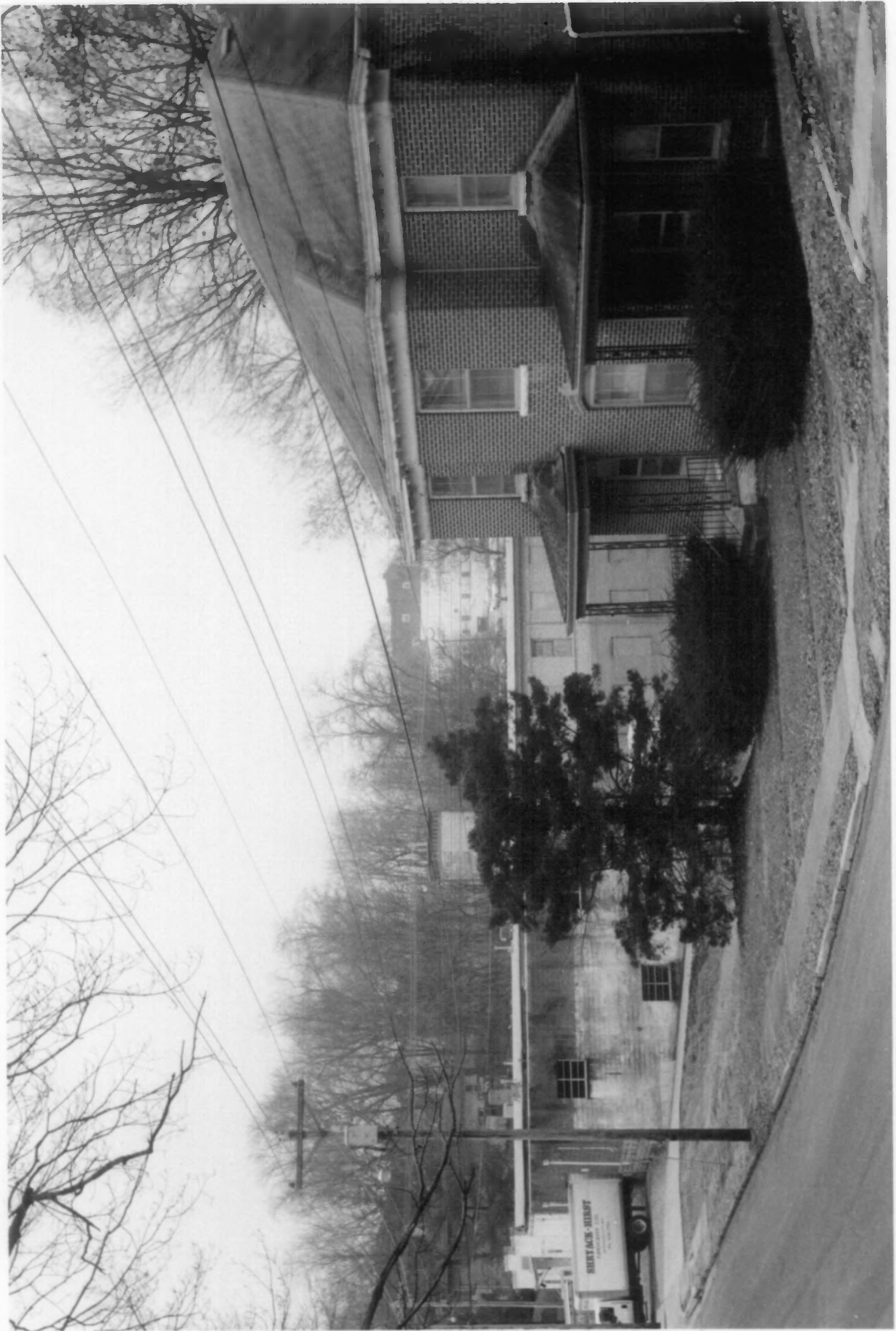






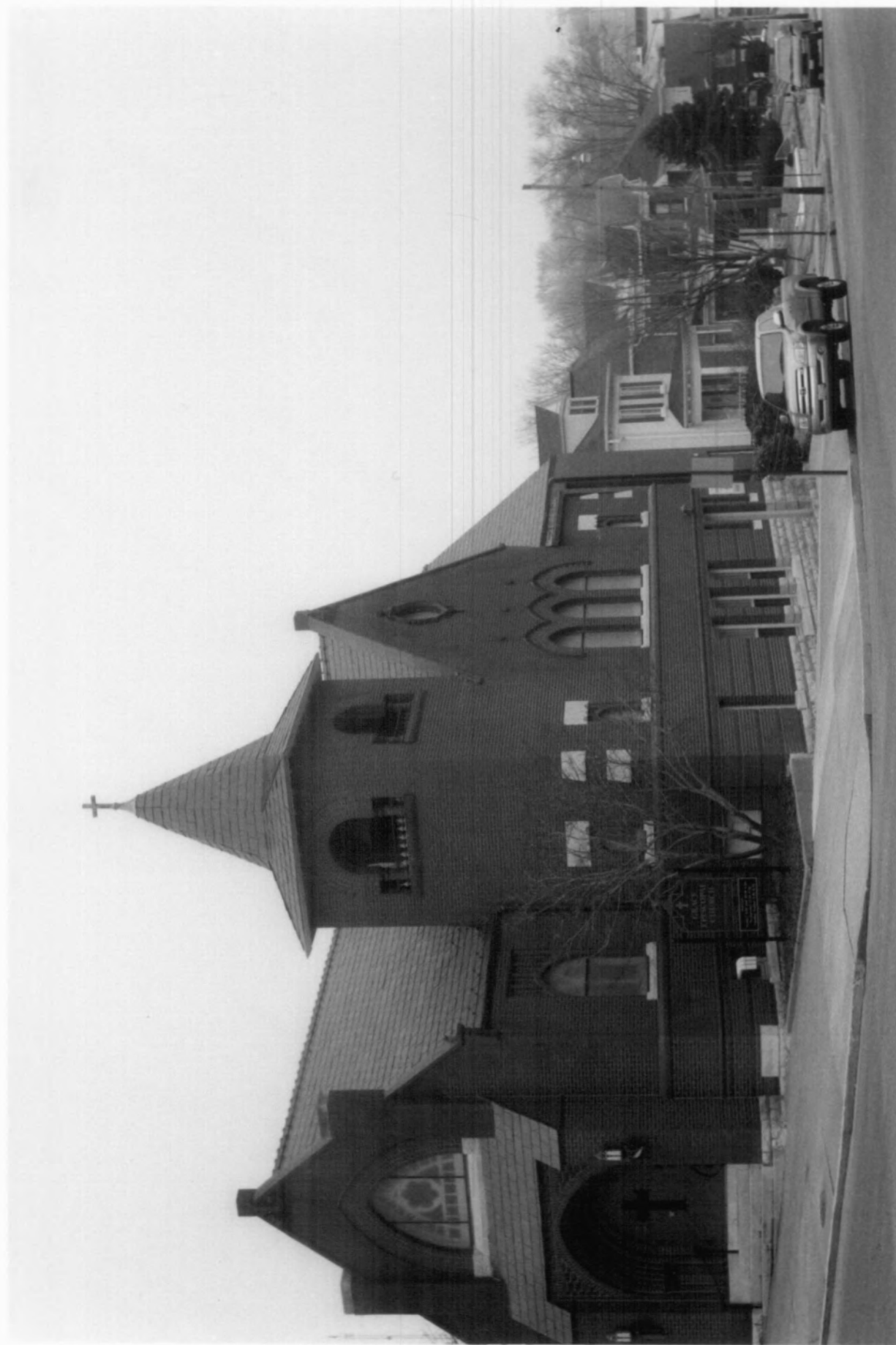
















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