

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

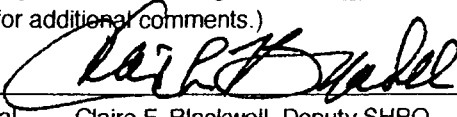
historic name: Dewey Avenue-West Rosine Historic District
other name/site number: N/A

2. Location

street & number: Roughly bound by Prospect Avenue, Auguste Street, N/A not for publication
Dewey Avenue and West Rosine Street
city or town: Sr. Joseph N/A vicinity
state Missouri code MO county Buchanan code 021 zip code 64501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)


Signature of certifying official Claire F. Blackwell, Deputy SHPO Date 12 June 02

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:
___ entered in the National Register
___ See continuation sheet.
___ determined eligible for the
National Register
___ See continuation sheet.
___ determined not eligible for the
National Register
___ removed from the National
Register
___ other (explain): _____
Signature of the Keeper Date of Action

Dewey Avenue-West Rosine Historic District
Name of Property

St. Joseph, Buchanan County, Missouri
MPS Listing: "Historic Resources of St. Joseph, Missouri"

5. Classification

Ownership of Property: Private

Number of Resources within Property:

(Do not include previously listed resources in the count)

Category of Property: District

Contributing	Noncontributing	
37	14	buildings
1	0	sites
0	0	structures
0	0	objects
38	14	Total

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

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

6. Function or Use

Historic Functions: DOMESTIC Sub: single dwelling
DOMESTIC multiple dwelling
DOMESTIC secondary structure

Current Functions: DOMESTIC Sub: single dwelling
DOMESTIC multiple dwelling
DOMESTIC secondary structure

7. Description

Architectural Classification:

Italianate Craftsman
Queen Anne Tudor Revival
Second Empire Minimalist Traditional
Colonial Revival

Other Description: N/A

Materials

foundation BRICK
roof ASPHALT
walls BRICK
other WOOD/weatherboard

Narrative Description

See continuation sheets.

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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.

Areas of Significance

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

Ca. 1888 - ca. 1910
Ca. 1887 - 1939
Ca. 1880 - ca. 1930

Significant Dates

N/A

Criteria Considerations

Property is: N/A

- 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.

Significant Persons

Nowland, Charles H. (1852-1939)

Cultural Affiliation

N/A

Architect/Builder

Nowland, Charles H. (1852-1939)

Narrative Statement of Significance

See continuation sheets.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Bibliography

See continuation sheet.

Previous Documentation on File (NPS): N/A

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

- recorded by Historic American Engineering Record

Primary Location of Additional Data:

- State Historic Preservation Office**
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Missouri Department of Natural Resources

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10. Geographical Data

Acreage of Property: 8.3 acres

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

UTM References:		Zone	Easting	Northing	Zone	Easting	Northing
1	15	340620	4404740	3	15	340720	4404470
2	15	340720	4404740	4	15	340520	4404470

___ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

name/title: John Linn Hopkins & Marsha R. Oates
organization: Hopkins & Associates date: November, 2001
street & number: 974 Philadelphia Street telephone: (901) 278-5186
city or town: Memphis state: TN zip code: 38104

Property Owner

name: Multiple
street & number: telephone:
city or town: state: zip code:

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NARRATIVE DESCRIPTION

Summary

Located on a ridge top in the northern hills of the City of St. Joseph, Buchanan County, Missouri, the Dewey Avenue-West Rosine Street Historic District is a residential area containing 51 buildings and one site developed between *ca.* 1880 and *ca.* 1930; of these, 34 are principal buildings which contribute to the significance of the proposed district, 5 are ancillary structures which also support its significance. The balance of the building stock in the district is composed of 8 principal buildings and 6 ancillary structures which do not contribute to the significance of the district. The boundaries of the district generally include properties facing Dewey Avenue on the east, West Auguste Street on the south, Prospect Avenue on the west, and the north line of Robidoux's Second Addition to the City of St. Joseph on the north.

The resources in the district reflect two of the Associated Historical Contexts identified in the Multiple Property Submission, "Historic Resources of St. Joseph, Buchanan County, Missouri", namely: "Wholesale Distribution in St. Joseph, 1866-1914; and the amended context of "Suburban Growth in St. Joseph, 1900-1950." Of the property types identified in the Associated Contexts, there are 2 examples of the "Victorian Style Single Family Residences" type; 10 examples of the "Duplex Residential Structures" type; 18 examples of the "Vernacular Residential Structures" type; and 2 examples of the "Popular Houses." Eleven garages were developed in association with these buildings as ancillary structures.

The topography of St. Joseph in general is marked by a complex series of ridges and valleys formed by the erosion of the clay loess river bluffs that compose the geologic character of the eastern side of the Missouri River. The district occupies a narrow finger-like ridge that extends downward to the south from one of the high major bluffs that lies, in general terms, between St. Joseph Avenue on the east, and the Missouri River on the west. The high ground of the district lies in the center of its northern boundary, and slopes gradually downhill along a center axis on the west side of Dewey Avenue some fifty feet in elevation to the south before reaching its low point at the southeastern corner of the district at Dewey Avenue and Auguste Street. Moving to the west from the axis of the ridge, the slope of the district drops approximately thirty feet to the western edge of the district on the east side of Prospect Avenue. Moving to the east from the axis, the ridge flattens at Dewey Avenue, and then drops off dramatically again beginning at the sidewalk of the east side of Dewey Avenue. Many of the houses built on the east side of Dewey Avenue have full basement levels exposed at the rear of the structures; garages associated with some of these houses are built on ground that is thirty feet or more below the grade of the front doors of the houses.

These dramatic topographic conditions have a strong effect on the physical appearance of the district, resulting in a great variation of siting conditions for the individual residences in the

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district. Many of its houses are built at grade or just slightly above grade, while others are sited on high lawn terraces, many sloping far above retaining walls built of ashlar, stuccoed brick, or cast concrete block.

The closest major collector street to the district is St. Joseph Avenue (U. S. Highway 59) to the east and Highland Avenue to the north. A portion of Interstate 229 cuts at an angle across the original street grid just to the south of the district's southwestern corner, and effectively cuts off a part of the original street and traffic pattern for the district.

The street pattern within the district was defined by its original plan, Robidoux's Second Addition to the City of St. Joseph, platted on October 8, 1850 (Plat Book 1: 3). The district occupies most of the north western corner of that subdivision plan. A change between the Robidoux Second Addition and its adjacent land subdivision to the north is noticeable in the dramatic "jog" in the alignment of Dewey Avenue at the northern edge of the district, and in the corresponding change in lot depths and front yard setbacks for properties facing Dewey Avenue. Lots in the Second Addition were laid out on an east-west axis to face north-south streets, and contained a regular frontage of 40 feet with depth varying from 140 to 160 feet. Alleys with axes parallel to the north-south streets bisected these blocks.

The orientation and lot size in part of the district changed after the western halves of blocks 58 and 59 were recorded by Charles Nowland in 1889 and 1908, respectively. The new pattern created by Nowland on these two half blocks changed the orientation of these lots to a north-south axis to face the east-west streets of West Rosine and West Isabelle. The resulting lots in the Nowland subdivisions averaged between 40 and 44 feet wide, with lot depths of 115 feet. Alleys established within these blocks parallel the east-west street. The general lot plan of the area has had other, minor modifications over time.

The district is composed of one full block and parts or halves of four others. The internal streets in the district of West Rosine and West Isabelle have a consistent width of 50 feet; Dewey Avenue was developed with a width of 80 feet and is notable for its grassy median. Streets within the district were originally paved with brick in a running bond pattern, and a significant area of original brick paving is still visible along West Rosine Street between Dewey Avenue and Prospect Street. Other streets in the district are paved with asphalt, though there is evidence that original brick paving remains beneath the asphalt surface.

Other important aspects of the historic streetscape character of the district include its curbs and sidewalks. A substantial amount of the original granite and/or limestone curbing at the street edge remains in place. Sidewalks in the district were developed both abutting the curb and set back from the curb behind a narrow grassy neutral strip. Sidewalks range in depth from four to six feet, and were originally paved with brick. Several areas of original brick sidewalk paving remain in the district, including those along West Isabelle Street, Prospect Avenue and West

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Rosine Street. Intersections of streets are marked with lettered, pre-cast concrete pylons, set into the sidewalks *ca.* 1920.

In addition to the district's lawn terraces, retaining walls, and brick sidewalks, the mature trees in many of its yards, including species of oaks, cotton woods, maples, sycamores, lindens and tulip poplars are another notable landscape characteristic. Individual yards have varied landscape character which is governed by the size of the individual yard. Larger yards have the space for permit plantings of common historic trees, shrubs and ornamental plants, including lilacs and roses, among others. Many of the district's houses have virtually no front yard space for large plantings, opting instead for modest plantings of shrubs and flowering plants along foundation walls, walks, and side fence rows.

While the lot pattern established by the two major periods of subdivision plats in the district did establish a basic matrix for lot size, some property owners developed their homes on sites assembled from multiple lots, or on sites made up of partial lots. Most of the larger building sites and the larger houses of the district are found along Dewey Avenue. Developed lots in the district range from frontages of as little as 22 feet wide, to as large as 180 feet wide, though the predominant median lot width is 40 feet. Lot depths range from 60 feet to 160 feet, with an median lot depth of 120 feet. The setbacks of historic buildings ranges from as little as 5 feet to as much as 60 feet, though the average appears to be approximately 20 feet. Side yard setbacks range from 3 feet to 80 feet, with an average of approximately 20 feet.

The architectural character of the district is defined by residences with a wide variety of late-nineteenth and early-twentieth century architectural styles, including the Italianate, Second Empire, Queen Anne, Colonial Revival, Craftsman, Minimalist Traditional and Tudor Revival and styles. These styles have been applied to traditional building types which include the gable and block cottage, the gable and wing cottage, the shotgun, the double shotgun, the side hall cottage, the duplex side hall cottage, the side hall townhouse, the composite cottage, the bungalow and others, including several unusual variants of these and other types.

Included within the district is a notable group of ten, brick masonry double-shotguns and five other speculative houses all built by Charles Nowland (1852-1939), a prominent local contractor, in the period between 1899 and 1910. This important group of rental houses is associated with Nowland's own home, built in 1887 at 1302 Dewey Avenue, also located in the district; two other houses built in the district are attributed to Nowland's work as a contractor.

The original Multiple Property Submission for residential resources in St. Joseph was prepared in 1988, at a time when only a small area of the city had been surveyed and evaluated for its architectural and historic character. Now that large-scale surveys have been completed, hindsight has revealed serious flaws in its use for evaluating the broad cloth of the city's potentially-historic resources. Property types defined in the submission were seemingly

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developed with only the highest of "high-style" examples in mind; the resulting registration requirements therefore assign an unreasonable premium on the retention of original architectural details in the assessment of integrity. No provision is made for assessing the integrity of buildings which evolve within a historic period through alterations over time. Little distinction is also made between the standards for evaluation of buildings for individual listing as opposed to buildings within districts, and in some cases, the standards for districts are entirely absent.

Today, with the survey of large areas of the city completed, different patterns and priorities have emerged for the assessment of the integrity of architectural resources. The surveys show that the vast majority of residences in St. Joseph were originally built employing a variety of traditional plans constructed in a variety of structural materials. Whether these houses were architect-designed or not, none of the traditional plans was built in exclusive association with one specific architectural style. Each traditional plan possesses characteristic patterns of massing and scale which serve as the basic building block of a structure's integrity, and of the structure's contribution to its surrounding streetscape environment. Appended to examples of these plans are elements which further refine the individual nature of the house, such as porches, roof forms, bay windows, patterns of fenestration, etc. The essential character and place in time for each residence is thus defined by the combination of these factors. The application of trim elements and stylistic details further refines the structure's original sense of time and place, but these elements are subject to alteration over time with changes in fashion, tastes and the advancement of technologies. The textures of non-structural materials is the least important factor in defining the outward character of a residence in St. Joseph, especially since these textures are highly subject to change over time due to conditions of maintenance, changes in fashion, and changes in technology.

The survey data also shows that there are many residences in the historic area of St. Joseph which have witnessed alterations of their original features during a historic period. These alterations range from substantial additions which alter the original traditional plan of a house, to far less significant changes in architectural detailing, materials or textures. The evolved character of these residences not only demonstrates the continuity of the district as a place for living, but may also demonstrate significant individual, local or national trends that should not be discounted.

These findings have yet to be incorporated into an amended Multiple Property Submission. Until then, the following revised registration requirements have been employed when evaluating the residences of the proposed district.

There are three groups of buildings within the proposed district which represent varying levels of architectural integrity. The first group is composed of structures built within the period of significance which retain all of their original features from the time of their construction, or which have witnessed alterations that have occurred within the historic period. These structures

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represent the highest level of architectural integrity and have the ability to demonstrate one or many historical trends of importance to the district. These structures contribute to the significance of the district and are labeled (C). The second group is composed of buildings which represent the historic period, but have witnessed changes after the close of the historic period of significance. In spite of the changes, these structures still retain enough of their historical character to contribute to the district's sense of time and place. Each building retains the defining character of massing and scale that is derived from its traditional plan; the retention of rooflines, porches, trim details, patterns of fenestration, and decorative architectural elements are of secondary importance, but should be considered when evaluating integrity. The loss or modification of original materials and textures poses the least impact to the integrity of these resources. Residences of this type which still retain enough of their integrity also contribute to the significance of the district and are labeled (C) in the district's inventory.

The third group of structures to be found in the district are those which were built after the close of the historic period, or are structures which have seen substantial alteration after the close of the historic period so as to have lost their ability to contribute to the district's sense of time and place. Alterations or additions which have changed the massing and scale of the building's traditional plan are of the greatest concern. The effect of substantial changes in roofline, changes the size of window openings, the removal or covering of trim elements, or the enclosure of a porch with little or no fenestration will also have compromised the building's contribution to the significance of the district. Artificial siding which changes the orientation and delineation of the facade will also compromise integrity, such as the application of board and batten siding over weatherboard, and visa versa; the same is true of dramatic alterations of exterior materials, such as the application of brick veneer over a formerly frame exterior, or the application of stone veneer over an original stucco or brick surface. These buildings have lost their ability to contribute to the district's significance, and are labeled (NC) in the district inventory.

Also included in the inventory is the provision for the urban streetscape characteristics of the district, which were derived from the various formal and informal contributions of public and private improvements over time. While none of these characteristics taken alone is significant enough to be counted within the inventory, taken as a whole they form a specific identity that contributes to the qualities of setting and place that are unique to the district. The qualities of the combined whole are counted within the inventory as a single contributing site.

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INVENTORY OF BUILDINGS

DEWEY AVENUE

01 1201 Dewey Avenue Marshall B. Stroud House (C) One-story, three-bay, frame composite cottage variant with Queen Anne influence, built 1890. Complex gable and hip roof covered with asphalt shingles, with box cornice with bracketed frieze, a side hip dormer with two 8/1 double-hung sashes, and projecting front gable end covered with scallop wood shingles and rectangular vent flanked by quarter-round scroll sawn fans. Facade features a scallop wood shingle band course beneath eaves, a side polygonal bay that undercuts the gable end, and a three-quarter round bay on the porch. Exterior walls covered with butt shingle siding. Windows are 1/1 double-hung sashes and a multi-light stained glass/1 cottage window. Side, one-bay, shed-roofed porch supported by molded posts with scroll sawn brackets and frieze, and a block spindle balustrade. Entrance contains a multi-light, multi-panel Queen Anne cottage door topped with a stained glass transom. Vernacular Residential Structures.

Embankment garage, ca. 1910. One-story, one-bay, brick and stone masonry, shed roof, asphalt roofing, and six-light and bead board, hinged double bay doors. (C)

02 1203 Dewey Avenue John Whitman Speculative House #1 (C) One-story, two-bay, brick masonry shotgun cottage with Italianate influence, built 1890. Flat, gable and hip roof covered with asphalt shingles, with box cornice and molded frieze. Facade features a projecting box bay under front gable end. Windows are 1/1 double-hung sashes, some in pairs. Entrance has a single-light, three-panel door topped with an obscured transom. Vernacular Residential Structures.

03 1205 Dewey Avenue John and Frank Whitman House (C) One-story, two-bay, brick masonry shotgun cottage with Italianate influence, built 1890. Flat, gable and hip roof covered with asphalt shingles, with box cornice and molded frieze. Facade features a projecting box bay under front gable end. Windows are 1/1 double-hung sashes, some in pairs, and some with molded flat hoods with a dentil frieze. Entrance set beneath a bracketed cornice with dentil frieze and has a single-light, three-panel door topped with an obscured transom. Vernacular Residential Structures.

04 1207 Dewey Avenue John Whitman Speculative House #2 (C) One-story, three-bay, brick masonry side hall cottage with Italianate influence, built ca. 1880. Flat and hip roof covered with asphalt shingles, with box cornice, frieze, and scroll sawn brackets. Facade features a gable roof over a projecting box bay with a scroll sawn lintel. Windows are 1/1 double-hung sashes, some in pairs, with decorative lintels with scroll sawn and applied decoration. A terrace with cast stone rail and newels and an open brick balustrade extends across the front of the house. Entrance contains a solid replacement door topped with an obscured transom. Vernacular Residential Structures.

05 1209 Dewey Avenue Michael Lehman House (NC) One-story, three-bay, frame composite cottage with Queen Anne influence, built 1900 and altered in ca. 1955. Gable, hip and flat roof covered with asphalt shingles, with box cornice, frieze and cornice returns. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs, and a 1/1 cottage window. Partial-width, flat roof replacement porch supported by wrought iron posts. Entrance has a two-light, multi-panel replacement door. Non-Contributing Resource.

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06 1212 Dewey Avenue George E. Hull House (NC) One and one-half story, five-bay, brick-veneered house with Italianate and Second Empire influence, built *ca.* 1899 and altered in *ca.* 1990. Flat and Mansard roofs covered with fiberglass shake shingles, with box cornice, cornice gutters, and gable and semi-circular arched dormers, each containing pairs of 1/1 double-hung sashes. Windows are 1/1 double-hung sashes, some in pairs. Porch removed. Entrance contains a single-light, two-panel door topped with a single-light transom. Non-Contributing Resource.

07 1223 Dewey Avenue Johanna Johnston House (C) One-story, two-bay, frame side hall cottage with Queen Anne influence, built 1908. Gable and hip roof covered with asphalt shingles, with box cornice and closed gable end with square and scallop shingles. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs, and a stained glass/1 cottage window. Side, one-bay, undercut porch supported by turned posts. Two entrances each contain single-light, multi-panel Queen Anne cottage doors topped with single-light transoms. Vernacular Residential Structures.

Embankment garage, *ca.* 1940. One-story, one-bay, concrete block, side shed roof, single-light vertical board hinged bay doors. (C)

08 1224 Dewey Avenue Arthur Steinel House (C) One and one-half story, three-bay, frame composite cottage with Queen Anne and Colonial Revival influence, built 1900. Complex hip and gable roof covered with asphalt shingles, with box cornice and frieze, and closed gable end with fan gable decoration, hexagonal shingles, and two 1/1 double-hung sashes. Exterior features a side polygonal bay window that undercuts the gable end. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, and a 1/1 cottage window. Full-width, L-plan, hip-roofed and undercut porch supported by columns with Doric capitals. Entrance contains a three-light Craftsman door. Vernacular Residential Structures.

Embankment garage, *ca.* 1930. One-story, one-bay, brick masonry, flat roof, multi-panel overhead replacement door. (C)

09 1302 Dewey Avenue Charles H. Nowland House (C) Charles H. Nowland, builder Two-story, three-bay, brick masonry side hall townhouse with Queen Anne and Colonial Revival influence, built *ca.* 1889. Complex hip and flat roof covered with asphalt shingles, with cornice gutters and corbeled brick cornice with dentils. Exterior features a two-story, front projecting box bay window. Windows are 1/1 double-hung sashes with stone lintels with labels, some in pairs. Full-width, L-plan, hip-roofed porch supported by columns with Scamozzi capitals raised on paneled stucco bases with a turned spindle balustrade. Entrance contains a single-light, two-panel door topped with a multi-light transom. Victorian Style Single Family Residences.

10 1306 Dewey Avenue Hugo Grebel House (C) Two-story, four-bay, brick-veneered four-square variant with Queen Anne influence, built *ca.* 1897. Complex hip and gable roof covered with asphalt shingles, with box cornice, frieze and cornice gutters, and undercut gable dormer. Exterior features a front, two-story, hip-roofed polygonal bay window and side, two-story, polygonal bay window that undercuts gable end. Windows are 1/1 double-hung sashes and multi-light, bevel casements with flat radiating brick arches. Partial-width, flat and hip roof porch supported by wrought iron replacement posts. Entrance contains a six-panel replacement door topped by an obscured transom. Victorian Style Single Family Residences.

Garage, *ca.* 1920. One and one-half story, one-bay, frame embankment garage, shed roof, asphalt shingles, exterior plywood siding, exterior plywood replacement door. (NC)

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11 1319 Dewey Avenue (C) One-story, three-bay, stucco-veneered side hall cottage with Craftsman influence, built *ca.* 1925. Gable roof covered with asphalt shingles, with exposed rafter tails. Windows are 6/6 metal sash replacements and Craftsman 4/1 double-hung sashes, some in pairs. One-bay, gable roof porch supported by battered box piers, with one-bay, flat-roofed metal frame extension supported by metal posts. Entrance has a fan-light, multi-panel replacement door. Vernacular Residential Structures.

12 1321 Dewey Avenue (C) One and one-half story, three-bay, frame composite cottage variant with Colonial Revival influence, built *ca.* 1900. Hip and gable roof covered with asphalt shingles, with box cornice and frieze, and gable end with two multi-light/1 double-hung sashes. Exterior features a side polygonal bay that undercuts a closed gable end. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes and multi-light lozenge pattern/1 cottage window. Full-width, L-plan, hip-roofed porch supported by cast stone columns with Doric capitals raised on cast stone bases, with a block spindle balustrade. Entrance has a single-light, three-panel door. Vernacular Residential Structures.

13 1323 Dewey Avenue (C) One and one-half story, three-bay, frame bungalow with Craftsman influence, built 1910. Gable roof covered with asphalt shingles, with exposed rafter tails and half-timbers and square shingles in gable end with two Craftsman 3/1 and one Craftsman 4/1 double-hung sashes. Exterior walls covered with weatherboard siding above a skirt of bevel siding. Windows are Craftsman 6/1 and Craftsman 3/1 double-hung sashes, some in pairs and groups of three. Full-width, undercut porch supported by rough-faced ashlar piers with a closed rough-faced ashlar balustrade. Entrance contains a three-light, three-panel Craftsman door. Popular Style Houses.

14 1324 Dewey Avenue (C) One-story, three-bay, frame English cottage with Tudor Revival and Minimalist Traditional influences, built *ca.* 1930. Complex gable roof covered with asphalt shingles, with flush eaves. Exterior features a front, asymmetrical chimney stack. Exterior walls covered with asbestos siding. Windows are 6/1 and 8/1 double-hung sashes, some in pairs. One-bay, undercut porch supported by wrought iron replacement posts. Entrance contains a multi-light door. Popular Style Houses.

15 1402 Dewey Avenue Selustias and Susie Cloud House (C) One and one-half story, four-bay, frame composite cottage variant with Queen Anne influence, built 1904. Complex gable, hip and gambrel roof covered with asphalt shingles, with box cornice and cornice returns. Exterior features front and side polygonal bay windows beneath eaves. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs. One-bay undercut porch supported by wrought iron replacement posts. Entrance contains a single-light, three-panel door. Vernacular Residential Structures.

Garage, *ca.* 1910. One-story, one-bay, brick masonry and stucco veneer, frame second story added *ca.* 1950, gable roof, asphalt shingles, Masonite siding, 1/1 double-hung sashes, multi-light/three-panel door, two pairs of diagonal bead board folding bay doors. (NC)

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16 1406 Dewey Avenue S. Luther Dillon House (C) One and one-half story, three-bay, frame composite cottage with Queen Anne and Colonial Revival influence, built 1902. Complex hip and gable roof covered with asphalt shingles, with box cornice, hip dormer with three 1/1 double-hung sashes, and closed gable end with pattern wood shingles and two 1/1 double-hung sashes. Exterior features side, polygonal bay window undercutting gable end. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs or groups of three. Full-width, undercut porch supported by columns with Roman Corinthian capitals. Entrance has a circular light, multi-panel, Queen Anne cottage door. Vernacular Residential Structures.

a. Embankment garage, *ca.* 1950. One-story, two-bay, concrete block, flat roof, built-up asphalt roofing, vertical board overhead door and multi-panel replacement overhead door. (NC)

b. Embankment garage/quarters, *ca.* 1910. Two-story, three-bay, brick masonry and stucco veneer, hip roof, asphalt shingles, 6/6 double-hung sashes and 1/1 metal frame replacement sashes, two bays with three multi-light, multi-panel bead board rolling bay doors, one bay with multi-panel replacement overhead door. (C)

17 1416 Dewey Avenue Basil B. Sullivan House (C) One and one-half story, two-bay, frame camelback shotgun with Colonial Revival influence, built 1899, with subsequent modifications in 1905 and 1920-22. Gambrel and hip roof covered with asphalt shingles, with box cornice and gable dormer with two 1/1 double-hung sashes. Exterior features a side polygonal bay window with a hip roof. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Full-width, hip roof porch supported by columns with Doric capitals. Entrance contains a multi-light, cross-buck replacement door. Vernacular Residential Structures.

18 1418 Dewey Avenue Frank Lacy House (C) One and one-half story, three-bay, frame cottage with Queen Anne and Colonial Revival influence, built 1900. Complex gable roof covered with asphalt shingles, with box cornice, cornice returns, hip roofed dormer two 1/1 double-hung sashes, and gable end with staggered square wood shingles. Exterior walls covered with Masonite siding. Full-width, shed roof porch supported by columns with Doric capitals. Entrance has a single-light replacement door. Vernacular Residential Structures.

WEST ISABELLE STREET

19 211 West Isabelle Street (NC) One-story, four-bay, frame double-shotgun with Modernist influence, built *ca.* 1960. Hip roof covered with asphalt shingles, with wide eaves. Exterior walls covered with exterior plywood siding and wood shingle siding. Windows are 2/2 double-hung sashes. Wooden deck added to front facade *ca.* 2000. Entrance contains a multi-light, replacement double-door. Non-Contributing Resource.

20 212 West Isabelle Street M. E. Moss House (C) One-story, three-bay, frame gable and block cottage with Queen Anne influence, built 1900. Complex hip and gable roof covered with asphalt shingles, with box cornice and frieze, and closed gable end with hexagonal wood shingles, fan-shaped gable decoration, and single-light casement window. Facade features a polygonal bay undercutting gable end; a side, one-bay, shed addition built *ca.* 1955. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs. Entrance contains a single-light, three-panel door topped with a single-light transom. Vernacular Residential Structures.

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21 217 West Isabelle Street Charles Nowland Speculative House #1 (C) Charles Nowland, Builder One-story, three-bay, frame gable and block cottage with Colonial Revival influence, built 1908. Hip and gable roof covered with asphalt shingles, with box cornice and frieze, and gable end covered with butt shingles with two 1/1 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and 1/1 cottage window. Partial-width, hip-roof porch supported by columns with Doric capitals. Entrance contains a single-light, two-panel door. Vernacular Residential Structures.

22 218 West Isabelle Street J.J. Augustine House (NC) One-story, three-bay, frame cottage with Colonial Revival influence, built 1889 and altered in ca. 1995. Gable and hip roof covered with asphalt shingles, with box cornice. Facade features a shed-roofed, polygonal bay window addition. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs. Side, one-bay, undercut porch supported by a single column with a Doric capital. Entrance has a six-panel replacement door. Non-Contributing Resource.

23 220 West Isabelle Street (C) One-story, four-bay, brick masonry side hall duplex with Italianate influence, built ca. 1885. Flat and hip roof covered with asphalt shingles, with box cornice. Windows are 2/2 double-hung sashes set in segmental-arched reveals. Two, side, one-bay, undercut porches supported by chamfered posts with a grid frieze. Two entrances each contain single-light, three-panel Colonial Revival cottage doors topped with single-light transoms. Duplex Residential Structures.

24 221-223 West Isabelle Street Charles Nowland Speculative House #2 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double-shotgun with Queen Anne influence, built 1902. Hip and flat roof covered with asphalt shingles, with box cornice and butt shingles in gable end. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Full-width, gable and flat-roofed porch supported by turned posts with scroll sawn brackets and replacement lattice balustrade. Two entrances contain a single-light, three-panel door topped with a single-light transom and a solid replacement door topped with an obscured transom. Duplex Residential Structures.

25 224 West Isabelle Street H. Crooks Speculative House (NC) One-story, three-bay, frame gable and wing cottage with Queen Anne influence, built 1890. Complex gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 double-hung sashes, some in pairs. Partial-width, flat roof porch supported by simple replacement posts. Entrance has a three-light replacement door. Non-Contributing Resource.

26 225-227 West Isabelle Street Charles Nowland Speculative House #3 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double-shotgun with Queen Anne influence, built 1902. Hip and flat roof covered with asphalt shingles, with box cornice and scallop shingles in gable end. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Full-width, gable and flat-roofed porch supported by turned posts with scroll sawn brackets and replacement lattice balustrade. Two entrances each contain single-light, three-panel doors topped with single-light transoms. Duplex Residential Structures.

27 229-231 West Isabelle Street Charles Nowland Speculative House #4 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double-shotgun with Queen Anne influence, built 1902. Hip and flat roof covered with asphalt shingles, with box cornice and scallop shingles in gable end. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Full-width, gable and flat-roofed porch supported by simple replacement posts and turned pilasters with scroll sawn brackets, with a replacement lattice balustrade. Two entrances each contain single-light, three-panel doors topped with single-light transoms. Duplex Residential Structures.

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PROSPECT AVENUE

28 1221 Prospect Avenue (NC) One-story, four-bay, frame double-shotgun with Queen Anne influence, built *ca.* 1890 and altered in *ca.* 1960. Flat, hip and gable roof covered with asphalt shingles, with box cornice and closed gable end with a four-light casement window. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes. Side, one-bay, hip-roofed porch enclosed with a bank of 1/1 double-hung sashes; opposite side, one-bay porch altered with shed roof supported by wrought iron replacement posts. Entrance has a single-light replacement door. Non-Contributing Resource.

Embankment garage, *ca.* 1910. One-story, two-bay, stucco veneer, flat roof covered with asphalt roofing behind plain parapet, two sets of four multi-panel hinged bay doors. (C)

29 1415 Prospect Avenue Charles Nowland Speculative House #5 (C) One and one-half story, three-bay, frame gable and block cottage with Colonial Revival influence, built 1908. Hip and gable roof covered with asphalt shingles, with box cornice and frieze, and gable end with butt shingles and two 1/1 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Partial-width, hip-roofed porch supported by columns with Doric capitals. Entrance contains a single-light, three-panel door. Vernacular Residential Structures.

30 1417 Prospect Avenue Charles Nowland Speculative House #6 (C) One and one-half story, three-bay, frame gable and block cottage with Colonial Revival influence, built 1908. Hip and gable roof covered with asphalt shingles, with box cornice and frieze, and gable end with butt shingles and two 1/1 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Partial-width, flat-roofed porch supported by columns with Doric capitals. Entrance contains a single-light, three-panel Colonial Revival cottage door. Vernacular Residential Structures.

31 1419 Prospect Avenue Charles Nowland Speculative House #7 (NC) One-story, three-bay, frame gable and block cottage, built 1915 and altered with no architectural influence *ca.* 1980. Hip and gable roof covered with asphalt shingles, with box cornice and frieze. Exterior walls covered with Masonite siding. Windows are 1/1 double-hung replacement sashes and a 1/1 cottage window. Partial-width, flat roof porch supported by simple replacement posts. Entrance contains a multi-light, multi-panel replacement door. Non-Contributing Resource.

WEST ROSINE STREET

32 216 West Rosine Street Carl L. Fuelling, Jr. House (C) Charles H. Nowland, builder (attributed) One-story, three-bay, brick veneered cottage with Colonial Revival and Tudor Revival influence, built *ca.* 1906. Complex hip and gable roof covered with asphalt shingles, with exposed rafter tails and stucco and half-timbering in gable ends. Windows are 6/6 double-hung sashes, some in pairs, and a diaper-pattern/1 cottage window. Partial-width, gable roof porch supported by columns with Doric capitals. Entrance contains a six-light, two-panel door. Vernacular Residential Structures.

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33 217 West Rosine Street Charles Nowland Speculative House #8 (C) Charles Nowland, Builder One-story, four-bay, brick double shotgun with Queen Anne influence, built 1903. Hip and flat roof covered with asphalt shingles, with gable dormer covered with scallop shingles. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Partial-width, hip-roofed porch supported by turned posts. Entrance contains a single-light, multi-panel Queen Anne cottage door topped with an obscured transom. Duplex Residential Structures.

34 217 1/2 West Rosine Street Charles Nowland Speculative House #9 (C) Charles Nowland, Builder One-story, two-bay, frame shotgun with Queen Anne influence, built ca. 1910. Gable roof covered with asphalt shingles, with box cornice. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Partial-width, hip roof porch supported by turned posts. Entrance contains a solid replacement door. Vernacular Residential Structures.

35 218 West Rosine Street Charles Nowland Speculative House #10 (NC) Charles Nowland, Builder One-story, three-bay, frame double-shotgun, built ca. 1899 and altered with no architectural influence ca. 1980. Hip and flat roof covered with asphalt shingles, with box cornice and gable dormer with louvered vent. Exterior walls covered with Masonite siding. Windows are 2/2 double-hung replacement sashes. Partial-width, shed roof porch supported by wrought iron replacement posts. Entrance contains a three-light replacement door. Non-Contributing Resource.

Garage, ca. 1970. One-story, one-bay, concrete block, gable roof, asphalt shingles, multi-light/multi-panel overhead door. (NC)

36 221-223 West Rosine Street Charles Nowland Speculative House #11 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double-shotgun with Queen Anne influence, built 1903. Hip and flat roof covered with asphalt shingles, with box cornice and gable dormer covered with scallop shingles. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Porch is lost. Two entrances each contain single-light, multi-panel Queen Anne cottage doors topped with single-light transoms. Duplex Residential Structures.

37 225 West Rosine Street Charles Nowland Speculative House #12 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double shotgun with Queen Anne influence, built 1900. Hip and flat roof covered with asphalt shingles, with box cornice and gable dormer with scallop shingles. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Partial-width, hip roof porch supported by wrought iron replacement posts. Two entrances each contain single-light replacement doors topped with obscured transoms. Duplex Residential Structures.

Garage, ca. 1980. One-story, one-bay, frame, gable roof, asphalt shingles, Masonite siding, multi-panel overhead door. (NC)

38 226 West Rosine Street Charles Nowland Speculative House #13 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double shotgun with Queen Anne influence, built 1900 and altered in 1980. Hip and flat roof covered with asphalt shingles, with box cornice and gable dormer with scallop shingles. Windows are 1/1 double-hung replacement sashes in reduced reveals. Porch lost. Two entrances each contain six-light, two-panel Craftsman doors, with obscured transoms. Duplex Residential Structures.

39 230-232 West Rosine Street Charles Nowland Speculative House #14 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double shotgun with Queen Anne influence, built 1901. Hip and flat roof covered with asphalt shingles, with box cornice. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Partial-width, gable and flat roof porch with scallop shingles in gable end, supported by turned posts with scroll sawn brackets. Two entrances contain a single-light, three-panel door topped with single-light transom, and a six-light, three-panel Craftsman door topped with an obscured transom. Duplex Residential Structures.

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40 231 West Rosine Street Charles Nowland Speculative House #15 (C) Charles Nowland, Builder One-story, four-bay, brick masonry double shotgun with Queen Anne influence, built 1903. Hip and flat roof covered with asphalt shingles, with box cornice and gable dormer with scallop shingles. Windows are 1/1 double-hung sashes set in segmental-arched reveals. Porch lost. One entrance contains a six-light, two-panel Craftsman door topped with an obscured transom; the second entrance has been enclosed for a window. Duplex Residential Structures.

Garage, ca. 1980. One-story, one-bay, frame, gable roof, asphalt shingles, exterior plywood siding, multi-light/multi-panel overhead door. (NC)

41 General Streetscape Characteristics (C) The character of streetscape elements in the district, whether formal or informal, public or private, make a notable contribution to its significant qualities of setting, association, and sense of place. These characteristics include the street and alley matrix of the district, its lot patterns, the brick paving of some streets, the brick paving of sidewalks, stone curbs, concrete pylon street markers, lawn terraces, retaining walls, mature street and yard trees, the grassy median of Dewey Avenue, and other elements of the built and natural environment found in the district. For the purpose of the resource count in this nomination, these elements are combined as one contributing site element.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Dewey Avenue-West Rosine Street Historic District is nominated under Criteria A, B and C in the areas of Community Planning and Development and Architecture for its significant contributions to the history of the built environment in St. Joseph. The district is nominated under Criterion A in the area of Community Planning and Development as a rare and well preserved example of a cohesive late-nineteenth and early-twentieth century development of rental cottages carried out by a single developer/contractor, Charles Nowland, over the period of ca. 1888 to ca. 1910. The district also contains resources eligible for listing under Criterion C in the area of Architecture as a notable collection of low-, middle- and upper-income, owner-occupied and rental residences, built within a period of significance beginning ca. 1880 and continuing until ca. 1930. These buildings include both unique and representative examples of single-family and duplex residences built in a variety of traditional house plans and architectural styles; some of these structures remain in their original form, while others have seen alterations that underscore important historical development trends in St. Joseph as a whole. Finally, the district contains the Charles Nowland House, and is nominated under Criterion B in the area of Architecture for its long-term association with the life and career of Charles Nowland (1852-1939), one of St. Joseph's most important building contractors in the late-nineteenth century and a force in shaping the development of the city's infrastructure and institutions during the early twentieth century. The Charles Nowland House represents a period of significance lasting from the time of its construction in 1887 until Nowland's death in 1939. While there are enduring landmarks in St. Joseph that were built by Mr. Nowland during his long career, his home remains as the most tangible evidence of his rise to prominence as a successful building contractor and as a public servant.

The nomination of this district is consistent with the property types and registration requirements set forward in the Multiple Property Submission for "The Historic Resources of St. Joseph, Buchanan County, Missouri," as amended, under its Associated Historical Contexts of "Wholesale Distribution in St. Joseph, 1866-1914," and the amended context of "Suburban Growth in St. Joseph, 1900-1950." The development of the Nowland Subdivision, with its population of well-designed Queen Anne duplex cottages strongly demonstrates the demand for quality low- and middle-income housing created by the explosive growth of the city's wholesale and banking industry, and the subsequent, unique response by Nowland to invest wealth in the development of an orderly community of properties. The other residential buildings in the district constructed during the different periods of significance include a wide variety of nineteenth and twentieth century plan types and architectural styles represented among the property types identified in the Multiple Property Submission. Architectural styles applied to

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these structures include the Italianate, Second Empire, Queen Anne Craftsman, Colonial Revival, Minimalist Traditional and Tudor Revival, often found in combination with more than one style. These buildings, too, were built during a period of significance which reflects the dramatic growth experienced in St. Joseph during the latter decades of the nineteenth and early decades of the twentieth centuries.

The development of the general area surrounding the district began with the platting of Joseph Robidoux's Second Addition to the City plan of St. Joseph (Plat Book 1: 3, October 8, 1850), later annexed by the City in 1857. Robidoux, the original founder of the City in 1843, had seen his former trading outpost explode with development as St. Joseph became firmly established as a river port supplying the needs of outfitters traveling westward to the California Gold Fields. This position was compounded with the completion of the Hannibal and St. Joseph Railroad in 1859, making St. Joseph the westernmost rail terminus in the nation at that time. The town had grown from a meager population of 200 people in 1843, to a bustling trading community of 8,932 inhabitants in 1860 (Woldfenbarger 1988: 5); Robidoux had grown even more wealthy over this period through his sale of town lots, for which he had a virtual monopoly until the 1850s. The quick succession of Robidoux's subdivisions of his land outside the original town core (1845, 1848, 1850 and 1854) offers some testimony to the city's population growth and Robidoux's interest in taking advantage of it.

Previous research and architectural surveys of the area surrounding the district suggest that the opening of the Second Addition in 1850 may have begun to exceed the demands of the market, particularly as other property owners began subdivisions and lots sales in their lands to the east and south of the original town core. The suggestion is also made by this research that most of the development occurring in the vicinity prior to the Civil War was centered in Robidoux's First Addition, located to the south of the district (Becker 1993: 4-9). Little if any development appears to have occurred in area of the district before the 1870s.

However, the growth of St. Joseph continued at a rapid pace in the three decades following the Civil War as the demands of westward migration solidified St. Joseph's position as a major wholesale distribution hub (Woldfenbarger 1988: 7-10). The city's good fortune brought with it substantial wealth and employment opportunities for its citizens, but its population growth from 19,565 in 1870 to 52,324 in 1890 also brought a housing shortage for nearly all income levels. While the earlier development of the general area surrounding the district had included larger residences for some of St. Joseph's prominent citizens and businessmen, the development trend from *ca.* 1880 through *ca.* 1916 focused on the construction of modest sized, owner-occupied and rental housing for middle- and working-income families (Becker 1993: 11-14).

It was during this frenetic growth period that residential development in the district began in earnest, specifically during the last half of the 1880s. One factor that may have delayed

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development on this prominent ridge may have been its topography, and the steep grade to the top of the ridge from its base on St. Joseph Avenue. Development of the area was sparse enough to allow Charles Nowland to acquire all of Block 58 in 1886, where he began construction of his home (St. Joseph Landmarks Commission Survey Files, 221-223 West Rosine Street). Others soon followed, including both owner-occupants of new residences as well as developers of primarily rental housing.

A part of the reason for the sudden onset of development in the district may have been the construction in 1888 of the Union Railway Company's new park to the north of the district on St. Joseph Avenue, which coincided with the conversion of the line as the city's first electrical-driven trolley service in the same year (Rutt 1904: 141-142). Named "Krug Park" in honor of Henry Krug, Sr., the main financier of the Union Railway Company, Krug Park was soon after donated to the City of St. Joseph to become the cornerstone of the city's park and parkway system (Weeks 1993: 5; see also "St. Joseph Park and Parkway System," NRHP 1/20/1995). The novelty of the park and the improved trolley service caused residents to focus their attention on the northern reaches of the city for the first time in decades.

The development of Nowland's new home on Dewey Avenue probably caught the attention of many St. Joseph residents, since the new residence perched high on this ridge would have been clearly visible from the core of Downtown St. Joseph and the upper-income residential areas lying to the north of downtown. While his new home was certainly smaller and less extravagant than many of the homes he had built for his clients along Hall Street (NRHP 7/17/1979) or on Museum Hill (NRHP 3/08/1991), it was, never the less, a significant statement of the position he had acquired in the community through his hard work.

Born in 1852 in Leeds, England, Nowland came to America in 1870 to settle in St. Joseph (Rutt 1904: 401-402). His father, Henry L. Nowland, was a brick mason who became a highly successful building contractor after moving his family to London in 1853. Charles learned the mason's trade and the contracting business working with his father. When he arrived in St. Joseph in 1870, Charles Nowland worked as a brick mason until 1876, when he established his own building contracting business and a related dealership in lime, cement and other building materials. In 1885, he formed a new partnership under the name of Nowland & Fredericks, which immediately became one of the most substantial contracting businesses in St. Joseph (Lethem 1889: 149). At the same time he established his new business partnership, Nowland was elected to the City Council of St. Joseph in 1885, and represented the northern district of the city until 1887.

Nowland developed his home and the area around it incrementally over the next twenty years. At about the same time as he began building his own house on Dewey Avenue in 1887, Nowland deeded the western half of Block 58 to his brother, Horace L. Nowland, presumably for the

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construction of a residence (St. Joseph Landmarks Commission Survey Files, 221-223 West Rosine). For an as-yet unknown reason, Horace Nowland returned the property to his brother in 1888. Charles Nowland then re-platted this half block as the Charles Nowland subdivision. The first residence constructed in the subdivision was built for Horace Nowland at 222 West Rosine Street in 1889 (Building permit #7286; demolished 2000).

The development begun by Nowland spurred the construction of other residences in the district. Nine extant residences in the district were built in the narrow time frame between 1888 and 1890 according to City building permits and other supporting data. These residences include the elaborate and capacious Italianate and Second Empire-styled George E. Hull House, built *ca.* 1890 at 1212 Dewey Avenue (destroyed by fire and rebuilt in 1899, and altered *ca.* 1990). More modest structures include the small but flamboyant Queen Anne composite cottage of Marshall B. Stroud at 1201 Dewey Avenue, and the three nicely detailed Italianate brick masonry shotgun and side hall cottages built in 1890 by John Whitman at 1203, 1205 and 1207 Dewey Avenue. Not all building activity was concentrated along Dewey Avenue, as two other speculative rental houses were also built on West Isabelle Street by J. Rowbotham in this period (218 West Isabelle Street, 1889; and, 220 West Isabelle Street, *ca.* 1890) and by H. Crooks (224 West Isabelle Street, 1890).

The original flurry of development activity in the district at the end of the 1880s appears to have come to a complete halt for nearly a decade thereafter, perhaps as a result of the Depression of 1892. A renewal of development activity appears to have begun with the sale of a portion of Nowland's half-block facing Dewey Avenue to Hugo Grebel in *ca.* 1896. Grebel, the manager of the Anheiser-Busch Brewery in St. Joseph, then had a substantial Queen Anne-styled home built at 1306 Dewey Avenue. It is strongly implied that Nowland & Fredericks were responsible for the construction of this house, but evidence to this effect is not conclusive. Nowland retained the rest of the block for later sale and/or development.

The trend thus begun by Grebel was followed by others in the development of both owner-occupied and rental housing units. Between *ca.* 1899 and *ca.* 1910, about 27 of the district's 42 existing residences were built. A part of the renewed enthusiasm for development in the area of the district may have been the result of the development of the Prospect Avenue streetcar line, which was added to the St. Joseph Avenue line in *ca.* 1900 to make a loop that terminated to the north of the district at Highland and St. Joseph Avenue (Missouri River Heritage Association 1994: 244)

New construction activity was also accompanied by construction work on some of the district's previously-existing buildings. By example, a *ca.* 1896 fire had destroyed much of the George E. Hull House at 1212 Dewey Avenue, but it was rebuilt to a semblance of its existing appearance in 1899. The range of new houses built during the *ca.* 1899 to *ca.* 1910 period represents a cross-section of the property types associated with working- and middle-income neighborhoods during

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St. Joseph's late-nineteenth and early-twentieth century development periods. Examples of Vernacular types include the two gable and block cottages on Prospect Avenue (1415 and 1417 Prospect Avenue), built by Charles Nowland in 1908; the M. E. Moss House, built in 1900 at 212 West Isabelle Street, is a similar gable and block cottage type. Composite cottages include the Michael Lehman House at 1209 Dewey Avenue (built 1900, altered 1955), the Arthur Steinel House at 1224 Dewey Avenue (built 1900), the Selustias and Susie Cloud House at 140 Dewey Avenue (built 1904), and the S. Luther Dillon House at 1406 Dewey Avenue (built 1902), among others. The side hall cottage is represented by the Johanna Johnston House at 1223 Dewey Avenue, and a rare example of a camelback shotgun was built for Basil B. Sullivan at 1416 Dewey Avenue in 1899. The sole example of a bungalow from this period was built at 1323 Dewey Avenue in 1910; the bungalow is an example of a Popular House property type as defined by the Multiple Properties Submission.

By far, the most pervasive of the residential property types built during this period was the Duplex Property Type, represented by double shotgun cottages and side hall duplex cottages. Ten examples of these are found within the Charles Nowland Subdivision of 1888 in Block 58, and its extension of 1908 in Block 59. Nowland began constructing this notable collection of duplexes in 1899, approximately three years after the death of his brother Horace in a train accident (Rutt 1904: 410-402). The first of his duplexes, built at 218 West Rosine Street in 1899, is the sole example of a frame duplex built in the subdivision (Building permit #7286). This structure was followed by the more characteristic brick masonry double shotgun cottages with Queen Anne styling, built at 225 and 226 West Rosine Street in 1900. The duplex at 230-232 West Rosine Street followed in 1901, and the units at 221-223, 225-227, 229-231 West Isabelle Street were all built in 1902. The last of the duplexes at 217, 221-223, and 231 West Rosine Street were completed in 1903, in the same year that Nowland retired from his contracting business (St. Joseph Landmarks Commission Survey Files; Rutt 1904: 401-402).

However, Nowland was by no means finished with his work in the subdivision, nor with his work in the building construction. He built a gable and block cottage at 217 West Isabelle Street for his son, Frank, in 1908 (Though this cottage was rented for a number of years, Frank Nowland and his family began occupying the house in the 1920s. Mrs. Nowland remained in it until her death in the early 1970s.). Another residence was added in 1910, a frame shotgun cottage at 217 1/2 West Rosine first occupied by John Price, an African-American teamster for the Mannan Supply Company, who had reportedly worked in earlier years as a teamster for Nowland's construction company (St. Joseph Landmarks Commission Survey File 217 1/2 West Rosine; Nowland 2001).

The market for Nowland's rental units was filled by working class residents of St. Joseph, which paralleled the character of the district and the "North Side" of St. Joseph in general. Residents included store clerks, hotel stewards, secretaries, street railway machinists, factory workers,

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telephone operators, bookkeepers, saloon keepers, and barbers, among other occupations (St. Joseph Landmarks Commission Survey Files). A surprising number of widows were included among the early residents of Nowland's subdivision, but it is not clear whether this is an indication of the affordability of the rents charged, or whether Nowland may have made space available for widowed women as a charitable gesture.

A part of the 1908 subdivision addition included the western 53 feet of lots 7 and 8 in Block 58, land which was a portion of Nowland's remaining vacant holdings on the northern part of the same half block as his home. He sold or gave this lot to Carl L. Fuelling, Jr. in 1906. Fuelling was the husband of Maude Nowland, Charles Nowland's second eldest daughter, and the grandson of Louis Fuelling, the founder of the Fuelling Bottling Works located nearby to the south at the intersection of Dewey Avenue and Franklin Street. Charles Nowland is thought to have overseen the construction of this house for his daughter and son-in-law (St. Joseph Landmarks Commission Survey Files, 216 West Rosine Street).

The reason Nowland retired from his contracting business at age 51 is not known, for he lived a very long and active life until his death in 1939. While his prominence as a local contractor was celebrated in all of the contemporary histories and collections of biographical sketches for St. Joseph and Buchanan County published between 1881 and 1915, only two of his projects were mentioned by name: the construction in 1901-02 of the St. Joseph Public Library (now River Bluffs Regional Library, NRHP 9/20/1982) designed by E. J. Eckel and built at a cost of \$84,750.00 at Tenth and Felix Streets (Rutt 1904: 402); and, the Post Office and Federal Building, built in 1891 and demolished in 1938 (Historical Publishing Company 1915: 152). The extraordinary quality of the richly detailed library building stands as testament enough to Nowland's experience and abilities in directing large, difficult and important construction projects. Research employing contemporary trade publications like *Interstate Architect & Builder* is likely to reveal a much better picture of the extent of the wealth of projects carried out during Nowland's career as a general contractor; however, this publication and others were not available for reference during the preparation of this nomination.

After retiring, Nowland turned his attention to other matters, including building projects for family members and completing work on his subdivision property. Though he had not held public office for many years, Nowland had remained active in politics and had served a number of terms as the local chairman of the Democratic Party. He regained public office in 1908, this time as a member of the Buchanan County Court, and served as Judge of the County Court from 1908 to 1910. During his tenure in this position, Nowland shepherded a public bond issue for development of a new jail and jailer's residence which had failed on several previous occasions to be confirmed by the voters of Buchanan County (St. Joseph News-Press, March 3, 1939: 6). The bond issue was approved in 1908 largely as a result of public confidence in Nowland's integrity experience in the building trades, and the new jail was completed in 1909 to the plans provided

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by E. J. Eckel (demolished ca. 1978). After Nowland completed his tenure with county government, the new jail building was named in his honor (Historical Publishing Company 1915: 130-131).

Nowland's experience in construction caused him to be asked by many segments of the community to serve on various building and community development committees, such as the building committee for the Washington Park Branch Library, built in 1910 at 1821 North Third Street (Missouri River Heritage Association 1994: 244). He later was hired by the City of St. Joseph to head its Board of Public Works Department, where he served from ca. 1910 to ca. 1930 (Nowland 2001; St. Joseph News-Press, March 3, 1939: 6). During his tenure with the Board of Public Works, Nowland oversaw the construction of dozens of city construction projects, ranging from basic water and sewer projects, to very important building projects such as the St. Joseph City Hall (1925-27; NRHP 10/15/1985) and Central Fire Station (1922), among many others.

A notable feature of the setting of the district is the median strips along Dewey Avenue, but it is not known when these features were developed. George Kessler's 1912 plan for the development of a park and parkway system for St. Joseph proposed the development of "Prospect Park" along Prospect Avenue, which would have formed most of its eastern border. Prospect Park never materialized, largely due to public protest against the condemnation of some twenty city blocks of private property needed to fill its borders. Nevertheless, Kessler's 1912 "Plan for the Development of Prospect Park" included Dewey Avenue as a major approach to the proposed park, to be completed with medians for plantings of trees and flower beds (Wolfenbarger 1991: n.p.). It is entirely possible that Kessler merely planned to take advantage of an existing feature of Dewey Avenue and perhaps improve upon it, but there is no historical evidence to support the development of the medians prior to the preparation of Kessler's plan. However, photographs in the possession of the descendants of Charles Nowland that were taken in ca. 1915 do show the medians developed very similarly to the appearance shown in Kessler's plan. Trees planted in the medians are perhaps only three or four years old at the time the photographs were taken, which strongly suggests that the medians were at least redeveloped by the City immediately after the publication of Kessler's plan, if not newly developed entirely (Nowland 2001).

After ca. 1910, development in the district and its vicinity slowed again and did not resume until ca. 1920. While there was much more building activity in areas adjacent to the district (much of which has been significantly altered), only three buildings that represent this period are included within the district boundaries. The most significant of these projects resulted in the construction of a Craftsman-influenced side hall cottage built at 1319 Dewey Avenue in 1925. The final major project which effectively closed the historic period for building activity in the district was the construction of the house at 1324 Dewey Avenue ca. 1930, which was a form of the English cottage property type overlaid with Minimalist Traditional and Tudor Revival influences.

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The Great Depression effectively ended the district's period of historical significance. When the market for new housing revived in the late-1930s and late-1940s, most new construction occurred in areas nearer the St. Joseph Park and Parkway System (NRHP 1/20/1995), located to the north and east of the district. The experience of the district was not necessarily one of decline, however, as many of its properties were well maintained through the 1950s and early 1960s. The construction of I-229 only a few blocks to the south and west of the district severed the transportation connections between Dewey and Prospect Avenues and the Downtown area, but this seems to have had little significant negative effect on the desirability of the district as a place to live. Some, but not all, of the former rental properties and Charles Nowland-developed duplexes have been converted to owner-occupancy, which has increased its sense of "pride of place" shared by its residents. The listing of the district on the National Register of Historic Places will serve to affirm this idea shared by its residents.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The property in nomination includes properties located in portions of Blocks 47, 48, 57, 58, 59 and 60 contained in Robidoux's Third Addition to the City of St. Joseph, as outlined in a heavy black line on the attached parts of planimetric maps 11 and 18 for the City of St. Joseph, Buchanan County, Missouri.

Boundary Justification

The boundaries for the proposed district represent the largest concentration of buildings which contribute to the architectural significance of the district as a whole; to the integrity of the Charles Nowland Subdivisions of 1888 and 1908; and, to the significance of the career of Charles H. Nowland.

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PHOTOGRAPHS

Dewey Avenue-West Rosine Street Historic District

St. Joseph, Buchanan County, Missouri

Photos by: Marsha Oates, November 2001

Negatives: Missouri Department of Natural Resources

Photo 1 of 15

View of 1416 Dewey Avenue, at left, and 1418 Dewey Avenue, at right, looking northwest.

Photo 2 of 15

View of the west side of Dewey Avenue, looking northwest from 1402 Dewey Avenue at left.

Photo 3 of 15

View of the east side of Dewey Avenue, looking southeast from 1323 Dewey Avenue at left.

Photo 4 of 15

View of the west side of Dewey Avenue, looking northwest from 1302 Dewey Avenue at left.

Photo 5 of 15

View of the east side of Dewey Avenue, looking southeast from 1209 Dewey Avenue, at left, toward 1207, 1205 and 1203 Dewey Avenue.

Photo 6 of 15

View of 1201 Dewey Avenue, looking generally northeast

Photo 7 of 15

View of the embankment garage at the rear of 1201 Dewey Avenue, looking north.

Photo 8 of 15

View of the north side of West Isabelle Street, looking northwest from 211 West Isabelle Street, at right.

Photo 9 of 15

View of the south side of West Isabelle Street, looking southwest from 211 West Isabelle Street, at left.

Photo 10 of 15

View of the east side of Prospect Avenue, looking across West Isabelle Street from 1221 Prospect Avenue, at right, to 229-231 West Isabelle Street at left.

Photo 11 of 15

View of the east side of Prospect Avenue, looking northeast from 1415 Prospect Avenue, at right.

Photo 12 of 15

View of the north side of West Rosine Street, looking northeast from 231 West Rosine Street at left.

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Photo 13 of 15

View of the south side of West Rosine Street, looking southeast from 230-232 West Rosine Street, at right.

Photo 14 of 15

View of 217 1/2 West Rosine Street, looking northwest.

Photo 15 of 15

View of the garages located at the rear of 1402 and 1406 Dewey Avenue, looking northeast.

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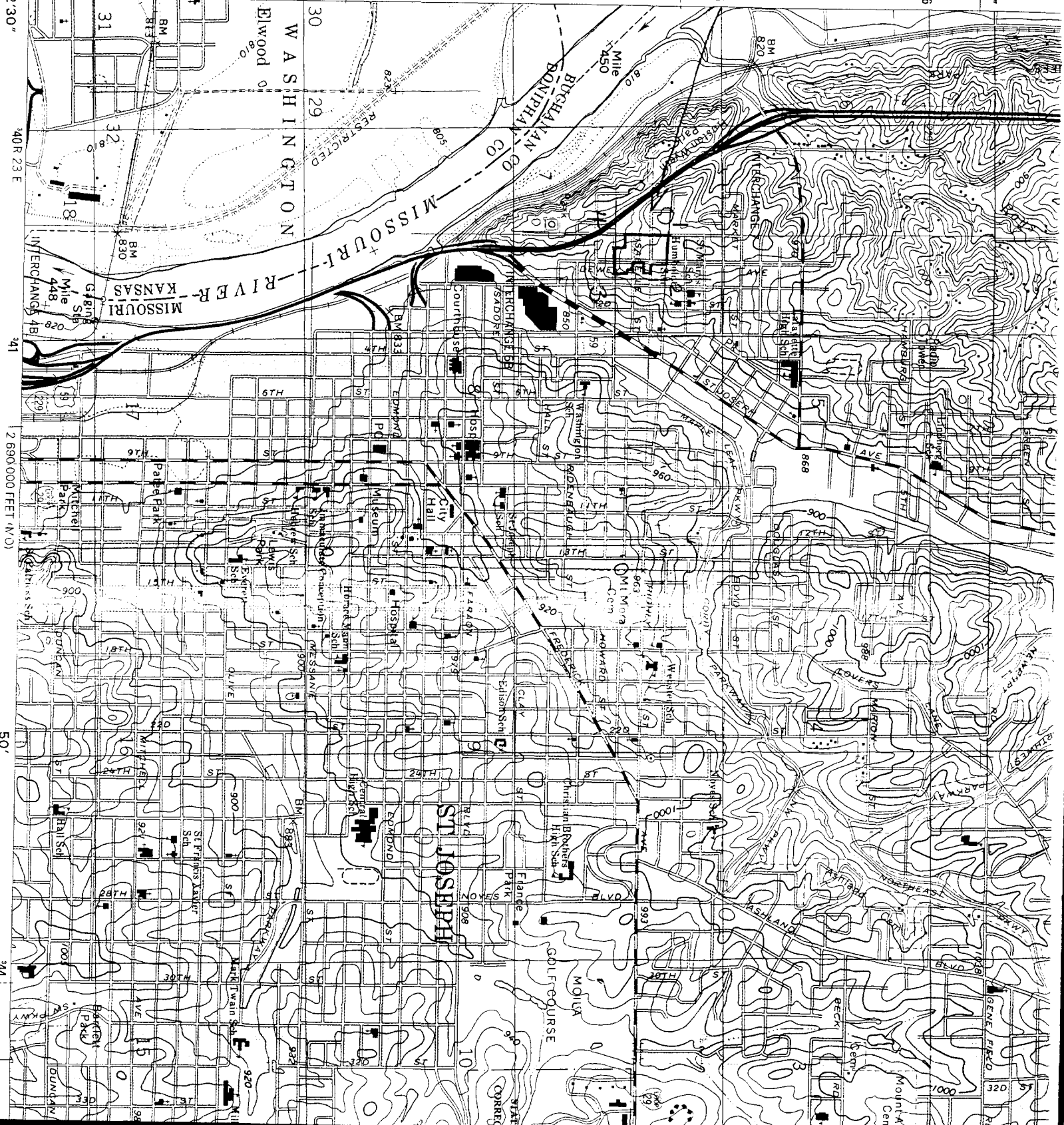
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St. Joseph Landmark Commission

1100 Frederick Avenue - Room 201, St. Joseph, Missouri 64501

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APR 05 2002

HISTORIC PRESERVATION
PROGRAM

April 3, 2002

Claire Blackwell
Deputy State Historic Preservation Officer
Missouri Department of Natural Resources – HPP
P.O. Box 176
Jefferson City, MO 65102-0176

RE: Nomination of the Krug Park Place, Patee Town, and Dewey Avenue-West Rosine Historic Districts, St. Joseph, Buchanan County, to the National Register of Historic Places

Dear Ms. Blackwell:

The City of St. Joseph Landmark Commission reviewed the drafts of the above referenced National Register nominations at its April 2, 2002 meeting. The Landmark Commission also reviewed a proposed boundary amendment to the Museum Hill National Register Historic District at this meeting. John Hopkins, historic preservation consultant, was present to discuss the history, architectural development, and significance of the neighborhoods under consideration for National Register listing.

Based on a review of the nominations, the Landmark Commission supports efforts to enlarge the Museum Hill historic district and to recognize the other neighborhoods through listing on the National Register of Historic Places. All four areas represent preserved facets of St. Joseph's history that provide a more complete context for the City's historical development. Listing will allow the City to better interpret its history to both citizens and visitors. It is hoped that National Register listing will foster continued pride in residents in these neighborhoods and the citizens of St. Joseph for the rich legacy of buildings that has been left by previous generations and serve to rekindle a commitment to continue revitalization efforts in these irreplaceable neighborhoods.







Sincerely,

Roger Martin,
Landmark Commission Chairman

cc: Landmark Commission
The Honorable Larry Stobbs, Mayor, City of St. Joseph
Vince Capell, Interim City Manager
Clint Thompson, Director of Planning & Community Services
James Holley, City Planner
Gregory Sekula, Preservation Planner

**DEWEY AVENUE-WEST ROSINE STREET
HISTORIC DISTRICT**
ST. JOSEPH, BUCHANAN COUNTY, MO.

Scale: 1" = 100'

 N
 National Register Boundary
 Inventory Number
 Contributing Building
 Noncontributing Building
 Photo Location & Number

