

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

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1. Name of property

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historic name: N/A

other name/site number: Museum Hill Historic District (preferred)

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2. Location

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street & number: 1201-1511 Jules; 1124-1509 Francis; 1014-1425 Felix; 1018-1527 Edmond;  
1019-1415 Charles; 906-1405 Sylvania; 914-1226 Angelique; 1117-19 Messanie; 307-527 S.  
9th; 217-525 S. 10th; 111-525 S. 11th; 219 N. 12th-522 S. 12th; 112 N. 13th-310 S. 13th;  
201-214 S. 14th; 105 N. 15th-529 S. 15th

not for publication: n/a

city/town: St. Joseph

vicinity: n/a

state: MO

county: Buchanan

code: 021

zip code: 64501

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3. Classification

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Ownership of Property: Private; Public-local

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>244</u>	<u>35</u>	buildings
<u>    </u>	<u>    </u>	sites
<u>    </u>	<u>    </u>	structures
<u>    </u>	<u>    </u>	objects
<u>244</u>	<u>35</u>	Total

Number of contributing resources previously listed in the National Register: 1

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

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4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official
Director-Missouri Department of Natural Resources
& State Historic Preservation Officer

Date

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In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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

6. Function or Use

Historic: DOMESTIC
DOMESTIC
RELIGION
EDUCATION
COMMERCE/TRADE

sub: single dwelling
multiple dwelling
religious structure
school
specialty store

Current : DOMESTIC
DOMESTIC
RELIGION
COMMERCE/TRADE

single dwelling
multiple dwelling
religious structure
specialty store

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7. Description

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Architectural Classification:

Queen Anne  
Italianate  
Second Empire

Other Description: Vernacular Residential Structures (property type)

Materials: foundation: stone            roof: asphalt  
                 walls:    brick                    other: wood  
   wood

Describe present and historic physical appearance of property beginning with page 7.1.  
X See continuation sheet.

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8. Statement of Significance

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Certifying official has considered the significance of this property in relation to other properties: Local

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions) : A

Areas of Significance: ARCHITECTURE  
COMMERCE

Period(s) of Significance: c. 1860-1931

Significant Dates: N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: various

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance beginning on page 8.1.

X See continuation sheet.

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9. Major Bibliographic References

See continuation sheet.

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 # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: City of St. Joseph Planning Office

10. Geographic Data

Acreage of Property: 92 acres

UTM References: Zone Easting Northing      Zone Easting Northing

A	<u>15</u>	<u>341910</u>	<u>4403560</u>	B	<u>15</u>	<u>342240</u>	<u>4403560</u>
C	<u>15</u>	<u>342240</u>	<u>4402860</u>	D	<u>15</u>	<u>341570</u>	<u>4402860</u>
E	<u>15</u>	<u>341570</u>	<u>4403120</u>				

See continuation sheet.

Verbal Boundary Description:  See continuation sheet.

Boundary Justification:  See continuation sheet.

11. Form Prepared By

Name/Title: Hugh Davidson-Preservation Planning Section

Organization: Missouri Historic Preservation Program Date: November, 1990

Street & Number: P.O. Box 176

Telephone: 314/751-5365

City or Town: Jefferson City

State: Missouri

ZIP: 65102

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The historic resources of the Museum Hill Historic District includes a total of 280 resources; 244 are eligible for the National Register of Historic Places, 35 are not. One property (Robidoux School, 201 S. 10th Street) has already been listed on the National Register (NR listed 8/11/83).

The eligible properties can be categorized as: 75 Victorian Style-Single Family Residences; 59 Vernacular Residential Structures; 37 Duplex Residential Structures; 33 Multiple Family Residential buildings; 16 Popular Style Houses; 12 Eligible outbuildings; 11 Ecclesiastical buildings; 1 Institutional building (Robidoux School, NR listed) and a single example of an eligible commercial building. The contributing resources of the district fulfill the property type requirements specified in section F, "Historic Resources of St. Joseph, Buchanan County, Missouri," Multiple Property Documentation Form (hereafter referred to as St. Joseph-MPS).<sup>1</sup> Each contributing resource has been evaluated in reference to the property type registration requirements. All contributing resources have been found to reflect important historic associations and retain sufficient elements of integrity to be listed on the National Register. Importantly, all the contributing resources retain integrity of location and setting; both prime factors in establishing the historic character of this hilltop residential enclave. The substantive number of the district's resources retain essential physical features indicative of period styles and design preferences. Through these physical features the properties have the ability to convey a sense of the historic scene when St. Joseph's burgeoning economic prosperity was reflected by its equally robust residential growth.

The Museum Hill Historic District encompasses an area of approximately 92 acres. This acreage lies on a hill top--and its adjoining slopes--presenting a westward view of the city's commercial core. The commercial area lies on the flood plain adjacent the Missouri River. From this hilltop prospect the inhabitants of the Museum Hill district enjoyed proximity to the commercial heart of the city, but could feel removed from its clamor as well. This important locational characteristic lends the district an important element of distinctiveness. When the people of the city began to settle on this location in the late 1850s and early 1860s, they set a precedent for what would be an enduring pattern of residential development. Financially prominent and middle class citizens would form residential enclaves on the slopes and high points of these hills as the wealth generated by the city's vibrant economy allowed them to build their homes.

The boundary for the district has been drawn to promote visual continuity and exclude incompatible properties and open space. A clear break in the residential pattern of the district is found on the north and east sides of the district (ie, along Jules and parallel 15th). On this northern boundary is the City Hall complex, which is bounded on the east by 12th Street. From this point east the primarily residential pattern of the

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<sup>1</sup> In keeping with the precedent established by the Keeper of the National Register the multiple property documentation form is referred to as "MPS"--for Multiple Property Submission--after it has been subject to the Keeper's substantive review. The acronym is combined with the relevant name of the locality for reference; hence, "St. Joseph MPS" is here used to refer to the entire form.

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district yields to commercial development, vacant space and isolated noncontributing resources. To the east of the district residential density precipitously drops off, the resources are from a substantially later period, or buildings suffer from a substantial loss of integrity. On the south, Messanie Street, an important artery into the city's commercial core, provides a clear boundary in terms of visual continuity, topography and in terms of eligible resources from the period of significance. The western boundary on 9th Street is fronted by commercial development and overlooks the commercial heart of the city. Along this boundary, specifically from the intersection 9th Street And Charles Street, the boundary features a series of eastward and northward jogs, these excluded large vacant lots created by demolition, steep undeveloped land and a park adjoining the City Hall. The boundary only includes properties compatible with--and directly associated with--the historic significance of the district. In many respects the district has been clearly demarcated from these surroundings by developments post-dating the period of significance. It is clearly isolated from other historic neighborhoods and forms a coherent, contiguous entity distinguishable from its surroundings.

The district properties reflect the prevailing architectural styles of the late 19th and early 20th centuries. Roughly a third (31%) of the contributing properties can be classified as Victorian homes. In keeping with the broad definition for Victorian Style--Single Family Residences--outlined in the St. Joseph MPS--these properties include homes of the Italianate, Second Empire, and Queen Anne styles. The latter style is particularly important, examples of both the earlier, highly elaborate, manifestation of this style and later (i.e. post-1900) simpler form make a significant contribution to the district's visual character.

The second largest category in the district is Vernacular Residential Structures (24%). These are buildings that do not clearly reflect a particular high style designation. As is articulated in the St. Joseph MPS, these properties normally became a part of St. Joseph residential districts before, and after, the city's more affluent citizens appropriated the most desirable sites; however, throughout the residential development of St. Joseph there was a consistent pattern of intermixing high-style housing with vernacular forms in residential neighborhoods. For instance, the nearby Penn Neighborhood survey (1988) revealed a third of the contributing properties could be classified as vernacular; a similar circumstance was found in the Cathedral Hill Neighborhood survey, where a much broader stylistic mix of properties were identified. Still, nearly 20% of the properties in this survey were classed as vernacular, outdistancing the next category (13%, Italianate homes). Only in the case of the Hall Street Historic District (NR listing, 7/17/79) did a high style residential enclave remain intact through the 19th century. The Museum Hill district--not unlike the Robidoux Hill Historic District (NR listed, 8/3/89)--thus maintains properties reflecting the pattern of the city's residential development through 1860-1929, with 45% of the district's contributing Vernacular Residential Structures built between the boom years of 1870-1909. While the preponderant number of contributing resources can be assigned a stylistic affinity, a large minority of residences housed people on a lower--though substantially middle class--end of the scale.

For the purposes of this registration effort housing of the early 20th century departing from the St. Joseph MPS definitions for Popular Style Houses (Foursquare and Bungalows) have been classified as Vernacular Residential Structures.

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Clear examples of the American Foursquare, Prairie Style, Craftsman Style, Colonial Revivals (ie, Federal, Neo-Colonial, Dutch, English and Spanish Revival Styles), in other words, clear expressions of post-victorian "romantic" and "utilitarian" styles<sup>2</sup>, conceivably fit into the Popular Style House property type. Other properties, with less clear features--late 19th and early 20 century single or double pile houses and irregularly massed houses<sup>3</sup>--are perhaps more appropriately defined as Vernacular Residential Structures. Both property types are coeval and distinguishing between the two property types is sometimes arbitrary, and often difficult. To maintain consistency in assigning property types a conservative approach has been adopted: unless a property clearly meets the registration requirements for Popular Style Housing--as currently defined in the St. Joseph MPS--it is classified as vernacular. A more thoroughgoing analysis of the distinction between what has been classified as "vernacular" and "popular" style residence is merited, but beyond the scope of this registration effort.

Both Duplex Residential Structures and Multiple Family Residential buildings represent an important contribution to the Museum Hill Historic District. Representing 28% of the district's eligible buildings these two property types reflect an important aspect of the city's development in commerce: they were generally built out of capital garnered by the successful banking, merchandizing or wholesaling ventures by the city's affluent class. They also reflect the middle class citizenry's aspirations in obtaining housing in the better established historic neighborhoods. In these properties--many featuring stylistic allusions to the prestigious Queen Anne homes--real estate entrepreneurship meshed with emerging middle class values to produce affordable, but distinctive, housing for the people employed at the middle income level in the commercial districts.

Popular Style Houses begin to appear in the city after the turn of the century. The impetus for the popularization of house types was a continuation of middle class ascendancy, promotion of specific types in the mass media (e.g. catalog homes), improved material distribution networks (e.g. rail), and--in the late teens and early '20s--the increasing influence of the automobile. Only 6% of the eligible properties in the district can be categorized as this property type. This factor reflects the district's architectural character had been firmly established in earlier times (i.e. late 19th and very early 20th centuries); the popular style housing played a more substantial role in the character of neighborhoods being formed on the town's peripheries. A single eligible Popular Style House (1307 Felix; built 1931) dates to beyond the period of significance for the historic contexts outlined in the St. Joseph MPS (1929); its construction is linked by stylistic affiliation to the historic context "Suburban Growth in St. Joseph,

<sup>2</sup> Patricia Poore, "Post-Victorian Houses," Old House Journal, (Jan.-Feb., 1986): 24-26; Clem Labine & Patricia Poore, "The Comfortable House," Old House Journal: New Compendium, (Brooklyn, NY: Old House Journal Corporation, n.d.): 8-15. Also see, H. Gottfried and J. Jennings, American Vernacular Design, 1870-1940, (Ames, IA: Iowa State University Press, 1985): 177-237.

<sup>3</sup> John A. Jakle et al, Common Houses in America's Small Town's: The Atlantic Seaboard to the Mississippi Valley (Athens, GA: U Georgia Press, 1989): 106-168.

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1900-1929" and is, therefore, included in the district as a contributing property. Its date of construction forms the end of the period of significance for the district.

The following descriptive narrative essay outlines the property types relevant to this registration effort. The discussion of each property type is made in general terms with specific examples of each property type given for comparative purposes. A full listing of all resources in the district is then given; the address, property type, estimated date of construction and contributing versus non-contributing status is then presented.

Victorian Style-Single Family Residence (see St. Joseph MPS, F 7-10)

These properties can be classified as Italianate, Second Empire or Queen Anne style homes. Constructed of brick or wood frame they retain strong integrity in location and association; not only reflecting the preferred residential pattern of the city's middle - upper class residents, but also indicative of the vibrant economy of the city during the height of its wholesaling period. Prominent examples of this property type were constructed between the 1870s through the first decade of the 20th century. The following examples below show both the period of construction and representative qualities for eligible houses for this property type.

1423 Francis

This house was originally envisioned by its builder as an octagon house; his death lead to its being modified into a more standard rectangular plan completed in c. 1860. John Hamilton subsequently refurbished the house in the 1880s; adding a projecting rear ell and remaking the residence into a Second Empire house with a square-shaped plan. Corner towers rise from the first story corners to crest at four steeply pitched mansard roofs. The house features a bracketed and paneled cornice. Projecting metal hoods top the windows. Over the main entry is a scrolled consoled door hood. On the west elevation a two story frame sun parlor and sleeping porch was added in the early 20th century (c. 1910). Photograph # 13.

1306 Francis.

This property is a single story brick dwelling built in 1877 in the late Italianate style for Pleasant Chestnut, grocer. It possesses an irregular plan with a prominent gable roof wing on the facade. This projecting wing features a wood frame bay window. An entrance porch is supported on chamfered wood posts with a jig-cut frieze. Under the porch are openings with segmental arched label lintels of brick with keystones. Photograph # 14.

301 S. 11th Street.

This property is a two and one-half story sandstone Victorian Style-Single Family Residence built in 1879. It was executed in Italian Villa style and designed by Edmond Eckel for William Wyeth, a prominent wealthy merchant. It is irregularly massed and has a crenellated tower on the north elevation. The facade bay arrangement is symmetrical, with a center entry bay with arcaded entry porch. This porch is flanked by two bay windows. Its finished ashlar cladding, rectilinear and arched window openings and hip roof round out its basic characteristics. This architecturally distinctive building has given the district its name, a result of its use as a museum since the late 1940s.



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1021 Charles

This is a two story brick dwelling built ca. 1880 in an eclectic mode for Charles Barrington, secretary of the Wyeth Hardware and Manufacturing Company. It has an irregular plan, low hip roof and bracketed and paneled cornice. The facade is dominated by a large projecting wing topped with a jerkinhead gable roof. Paired window openings are found on this wing. All the facade openings have labeled lintels with stylized keystones. The entry recessed from the projecting facade bay, features a portico with balcony supported on round wood columns. A two story polygonal bay is also found on the west elevation. Photograph # 15.

1021 Sylvania

Two story brick dwelling built ca. 1880 in an the eclectic mode. It features a truncated hip roof with broad flaring eaves. It possesses a basic rectangular plan with a two bay facade. The original window openings have segmental arches. The entry has been altered with a new door surround built ca. 1940. It retains it ability, however, to reflect its late 19th century origins.

123 S. 12th Street

Two story brick dwelling built in 1885 by Frederick Hornkohl, bookkeeper for a local distillery. This house was built in the Queen Anne style featuring a rectangular plan and mansard roof. A sidewall parapet is found on the north elevation and long sloping shed roof to the rear is located on the rear. On the building's projecting facade bay a gable shaped pediment intersects the mansard roof at the cornice line. The cornice is elaborate, and features moulded and dentil patterning repeated along the full length of the cornice. Paired windows are found on the projecting wing and have segmental shaped arches of brick above the openings. Access to the house is provided under a small porch at the entrance the facade. It appears to be the original porch with a truncated hip roof, cresting, a moulded frieze and narrow chamfered wood columns. Photograph # 12.

401 S. 11th Street

Two story brick patterned masonry Queen Anne dwelling built in 1886 for George Hax, partner in a prosperous packing company. The eclectic facade features symmetrical arrangement in the middle three bays. A central curvilinear wall dormer above projects above the wing in which the primary entry is located. This slightly projecting wing is flanked by paired window openings at either story with segmental shaped projecting window labeled lintels. At either corner of the facade are towers. In the northwest corner is a hexagonal tower with flaring roof. In the southwest corner is a rectangular canted front tower rising to the roof. Behind the house is a turreted and multi-gabled carriage house of brick construction added in 1905. Photograph # 11.

120 S. 15th Street

Two story brick house with an irregular plan and slate covered hip roof. Built in 1888 by John Shireman, a partner in a clothing company, and executed in a strongly stated eclectic Queen Anne style. The facade is dominated by a projecting wing with gable roof. Tall pressed metal finials flank the base of pediments capping the building's projecting bays. Patterned brick half-round arches lie underneath the capping pediments. The porch was added in 1902. Except for the loss of stained glass transoms the house is unaltered condition. Photograph # 10.

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1402 Charles

This property is a two story brick dwelling built in 1889 in the Queen Anne style for John Brown. It features an irregular plan with an intersecting gable roof. The facade is dominated by a projected wing. Patterned brickwork lies underneath one of the roof's gable ends. Entry to the property is made under a small gable roof portico supported on turned wood posts. Photograph # 9.

110 S. 15th Street

This property is a two and one-half story, buff colored brick residence built in 1899. It most closely resembles a eclectic Colonial Revival mode. It was built by William Bergman. The basically symmetrical facade is contrasted with the rounded corner on the southeast facade corner. The low, hipped roof, porch wraps around the rounded corner. On the center of the facade is a tall wall dormer--a primary decorative element--with corner pilasters flanking a Palladian window whose detail is accented with a buff colored terra-cotta. There is a projecting bay on the south facade which is treated in a similar way. The cornice of the house is marked with dentils and modillions. Photograph # 10.

1024 Charles

A two story, brick house, Queen Anne style built in 1890. It features a boxed cornice on its hipped roof; a sunburst decoration fills the field of a gable projection on the front bay. A corbelled chimney projects from the roof. The projecting bay with paired windows (two first story and two second story) is flanked by the transomed entryway on the right facade first story. Flush lintels of radiating brick top the windows of this house. Photograph # 7.

1102 Edmond

This is a two story brick dwelling built in 1906 for Otto Quentin. Built with an irregular plan shape, this late Queen Anne house possesses some stylistic details of the Craftsman style. A multi-gable roof and segmental arched windows with stone keystones and skewblocks are prominent features of the house. Exposed rafter ends and overhanging eaves are found on both the porch and roof. The west elevation wing has a gable roof projection featuring false half-timbering and stucco on the pediment and a balustraded parapet. A full facade porch with square brick pillar supports is found on the first story. Photograph # 6.

104 S. 15th Street

This is a two and one half story brick and frame house built in 1906 by Horace Stringfellow, secretary-treasurer of the Graham-Stringfellow Implement Co. It is stylistically a late Queen Anne home. The intersecting gable roof line lies above an elaborately decorated facade gable. A recessed window bay lies centered in the second story facade, and is flanked by pillars. The facade porch is supported on massive Doric columns. The otherwise rectangular-shaped house has a prominent two story bay window in the southern elevation. Photograph # 30.

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Vernacular Residential Structures (see St. Joseph MPS, F 15-18)

The vernacular housing of Museum Hill Historic District includes the simplest forms of housing found in the district. This housing stock is highly variable in quality of materials, design and workmanship, but historically reflects an important aspect of the district's character: there was intermixing of simple, unornamented or minimally ornamented, common house types interspersed among the ostentatious houses of the ascending middle class and wealthy. Some of these properties reflect development antedating and post dating the development of the district's mainly Victorian character. The examples are categorized in relation to their vernacular affinities.<sup>4</sup> The following examples serve to show the range of variation among these houses.

401-3 S. 12th Street

One and one half story, wood frame, double-pile house built ca. 1860 by John Sheehan, carpenter. The house features a rectangular plan and five symmetrical facade bays. Rising from the facade center is a wall dormer; flanking it are wall dormers on each side. A full width porch is set on the first story. The house is currently stabilized and is among the earliest buildings of the district. Photograph #26.

116 N. 13th Street

This property is a two story brick I-house built ca. 1866. It was built by Donald McDonald, a local dry goods merchant. It possesses five symmetrical bays, a rectangular plan and gable roof. The center bays on both stories have doorways. The first story entryway features sidelights and a transom under a small, square pillared, porch. The property has long windows with six over six lites. Photographs # 5 & # 8.

1405 Sylvania

One and one-half story, wood frame, double pile cottage built ca. 1866. A gable roof wall dormer is flanked by smaller dormers on the three bay facade. The entryway has sidelights and a transom. Modern siding (asbestos) and a porch dates to ca. 1900 do not detract from the representative qualities of this house. Photograph # 1.

119 S. 12th Street

Single story, wood frame, hall and parlor cottage built ca. 1866 by J.W. Wilson, a local builder. Three symmetrical bays, center entry and four over four light sash windows are exhibited in this vernacular cottage. Triangular moulded heads top the windows. A rear wing was added historically to create a T-shape plan. The current porch was added in 1951 but does not compromise the representational qualities of this old house. Photograph # 12.

1213 & 1215 Charles

These are two story, brick, two-thirds double-pile houses built in 1898. They feature a rectangular plan and hip roof with central dormer. They were built as a twin residences. A full width porch supported on wood columns--with terra-cotta Ionic capitals--and low gable roof pediment are on the porch roof. Photograph # 24 & # 47.

<sup>4</sup> Jakle et al, Common Houses, 207-224.

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1417 Felix

This is a single story, wood frame, pyramidal cottage built in 1899. The hipped roof cottage has a slightly irregular--but primarily rectangular--plan shape. A full width porch supported on round wood columns is found on the facade. Modern asbestos siding is found over the wood cladding.

302 & 306 S. 15th Street

These are two and one-half storied, gable-front, double-pile brick houses with a rectangular plan. Built in 1901 each features dormers on the side elevations of the roof and decoratively shingled pediments. A chamfered, wood frame, oriel projects from the first bay of the second story level on both properties. On the facade a full width porch is supported on columns with Tuscan capitals. Photograph # 46.

109 S. 13th Street

An unusual two story, wood frame house built ca. 1902. It features a gable end facade and side entrance (north elevation) and is set above a full cellar story which has been converted into a garage. It most closely resembles a stack house configuration.

1309 Sylvania

This is a wood clad, two-thirds double pile house built in 1902. It was built for Glendower Byers, a train dispatcher. It features a rectangular plan with a hip roof. A two bay symmetrical facade features a full width hip roof porch. Photograph # 23.

112 N. 13th Street

This house is a single story brick house built in 1905. Its features include a decorative shingled gable pediment facing the street; this facade feature is underlain by a single window with projecting segmental and labeled lintel. The house does not conform to any standardized vernacular form, but resembles a bayed cottage with the main entry tucked behind the projecting gable end facing the street.

Duplex Residential Structure (see St. Joseph MPS, F 10-13)

Duplex Residential Structures were primarily built as the outcome of three forces in St. Joseph: the desire for fashionable, but affordable, housing in established residential districts, a means of providing income producing property for the occupant/owners of the duplex, and the growing need among capitalists to find a profitable way to invest their wealth in the city. Both duplexes and multiple family residential buildings represent an important contribution to the Museum Hill Historic District. Primarily these duplexes most tangibly reflect the middle class citizenry's aspirations in obtaining housing in the better established neighborhoods. The outward visual character of these properties commonly mimicked the styles of the larger mansions--many featuring stylistic allusions to the prestigious Queen Anne residences. Later variants of this property type did reflect changing architectural preferences and departed from the Queen Anne style to reflect the popular and vernacular styles of the 20th century. The following representative properties reflect the range of variation within this important property type; in many ways, most clearly associated to the city's development in architecture and commerce.

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1016-18 Sylvania

This property is a two story brick duplex built ca. 1880 in the Italianate style. It possesses a rectangular plan. Two mirror image units lie below the elaborate corbeled brickwork and pressed metal cornice. Two projecting tripartite bays on the facade feature brick panels. The windows have triangular arched openings with projected and labeled hoods. Entry to either unit is located in the forward projecting portion of the facade adjacent the bay windows.

916-18 Sylvania

This is a two story brick duplex constructed in 1886 in the Queen Anne style. It has a rectangular plan with a truncated roof and minimally decorative cornice. These mirror image duplex units feature slightly projecting bays with paired windows topped by segmental arch openings. The two center bays contain the entry; both unit entrances have segmental shaped arch transoms above the single leaf doorways. The doorways have flanking sidelights. A full width facade porch of later date--ca. 1910--has broad eaves and brick pillar supports.

1408-10 Charles

This is a single story brick duplex built in 1887 in the Queen Anne style. The facade features matching projecting gable roof bays with paired window openings. A truncated hip roof lies over on the main house mass. Entry to either unit is at extreme corners of the facade, tucked behind the bays. The west unit has its original porch with jig cut frieze and turned posts. The window openings have segmental arches and projecting labeled lintels.

1115-17 Felix

This is a two story brick duplex built in 1889 in the Richardsonian Romanesque style. It possesses a rectangular plan and flanking polygonal bays, the roofs of which rise to a low peaked roof intersecting the hip roof of the main house mass. Terra-cotta plaque panels lie below the bays. Between the tower bays is a double arch, recessed entryway to the original two duplex apartments. Photograph # 22.

1209-11 Charles

This is a single story Queen Anne style duplex built in 1895. It has an irregular plan shape underlying a double hip roof. Entry to the interior duplex apartments is found at the corners. A broad shingled frieze lies above the window level. A projecting bay with windows and a gable roof is on the facade. The east entry has its original porch supported on turned wood columns. A drop in grade to the rear permits a full basement story to lie underneath the main mass of the duplex. Photograph # 21.

1022-24 Angelique

This is a two story brick duplex built in 1896 in the Queen Anne style. It has a basic rectangular plan and flat roof placed behind a facade parapet. The parapet resembles a slightly pitched mansard roof with a pressed metal cornice. The facade is dominated by two projecting bays at either corner. The fenestration is decorated with simple segmental arches on the second story and flat arches on the first story window openings. A sawtooth

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pattern stringcourse lies between the stories. Entry to units is in the slightly recessed center bays, covered by a gable roof porch. Photograph # 42.

307-9 S. 12th Street

This is a two story brick duplex built in 1905 in the Colonial Revival style. The two front entries flank a projecting center bay capped by a flared gable. This projecting bay reaches two and one-half stories; its gable roof intersects with the main block's hip roof. The entries are covered with pedimented porches ornamented by cartouches and supported by modified Ionic columns on brick piers. Oval oculi are centered above the front entries at the second story. Photograph # 19.

313-15 S. 12th Street

This duplex is a two story brick duplex built in 1907 in the Colonial Revival style. It is a rectangular shaped house with the two duplex entries set back on either side of a gable roof projecting bay. This bay is a two story wood frame construction incorporating leaden glass transoms. Two flat roof porches are supported on squat columns with geometrically etched capitals.

Multiple Family Residential (see St. Joseph MPS, F 13-15)

Not unlike the duplex, the multiple family residential buildings of St. Joseph resulted from the historical forces shaping real estate investment in the city in the late 19th and early 20th centuries. Various subtypes of this form can be identified: rowhouses, townhouses, 2 and 4 family flats, and apartment buildings, including walk-ups and double loaded corridor, were built during St. Joseph's heyday as a mercantile capital. Interspersed among the city's residential neighborhoods and along major arteries these properties served essentially the same purpose as the duplexes, albeit with less of the status accorded duplex and single family residence owners. The multiple family residence fulfilled an important function in providing housing for the single, less affluent, traveling or transitory workers associated with the city's economy.

1221 Sylvania

This is a two story, wood frame, 2-family flat built ca. 1885 in the Italianate style. It features an irregular plan with low hip roof and bracketed, moulded, projecting cornice. Its symmetrical three bay facade features a full width porch dating to the turn of the century. On the east elevation is a single story bay window. Asbestos siding has been applied to the exterior but does not compromise the historic character of the property. Photograph # 20.

417-19 S. 11th Street

Two story, wood frame, 4-family flat was built in two stages; the first ca. 1885, and the present Queen Anne profile created in 1895. The building has a square plan with hip roof. The facade is dominated by paired gable-roofed projecting wings at both corners. These bays featured windows on all three sides of the bays. Decorative window hoods of varying patterns are applied over the windows. Photograph # 18.

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1211 Jules Street

Two story, brick, 2-family flat built in 1887 in the Late Italianate style. It features a low hip roof with a projecting, bracketed, dentilated and moulded cornice. Brickwork stringcourses form segmental shaped window and door lintels on both stories on the facade. A full width porch was added in 1906 and is supported on round wood columns with Tuscan capitals. Photograph # 17.

202-4 S. 11th Street

This property is a two story, brick, 4-family flat built in 1891. The building was originally conceived as a Queen Anne Style single family residence; it was later extensively remodeled (c. 1900). Elements of the original facade include the central hip roofed tower with stained glass transom. Recessed bays lie to either side of the tower and feature corbelled brick parapets. The far left and right projecting bays are clad in wood and contain multi-lite 6/1 windows. Photograph # 16.

210-12 S. 13th Street

A two story, brick, 4-family flat built in 1894 in the late Queen Anne style. It features a corbel brickwork cornice and a full width porch with hip roof is supported on slim wood columns with Tuscan capitals. Entrances are placed on the first story midpoint and far right and left bays of the building. Photograph # 4.

210-12 S. 14th Street

This is a two story, brick, 4-family flat built in 1902 in a Colonial Revival style. It possesses a rectangular plan and flat roof. The facade parapet features projecting metal cornice above brick corbeling. Projecting bay wings lie to either side of the center entries. A full width porch has been removed. Photograph # 3.

209 S. 13th Street

The property is a two story, brick, 2-family flat built with Craftsman inspired details in 1904. The house has a flat parapet with a flat roof behind. The facade is dominated by a single story porch with open balustrade on the second story. The porch is supported on brick pillars with exposed joists found at the pillar tops. A two story bay with windows is found on the north side of the facade; the second story of the bay features a bracketed roof above the bay.

1018 Felix

This is a three story, brick, 3-family flat built in 1909. It has a rectangular plan, flat roof and simple two bay facade behind a full porch; the porch is supported on random ashlar stone pillars.

1301 Sylvania

This property is a vernacular, two story, brick, 2-family flat built in 1916. It has a flat roof lying behind a flat brick parapet. A boxed cornice tops a full width, two story, porch with a flat roof is supported on square brick pillars. Triple windows with transoms are placed on the eastern portion of the two bay facade. The paired building entries lie to the far west side of the facade. Photograph # 23.

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Popular Style Houses (see St. Joseph MPS, F 18-20)

The popular style houses came into vogue in the city as St. Joseph's preeminence as a mercantile center began to recede. These popular plan houses represent the maturation of American vernacular design in the early twentieth century; the common housing of this era strove to be affordable and capable of providing the most house for the best cost. They also sought to take advantage of the domestic revolution that incorporated electricity, improved plumbing, forced air ventilation and appliances. The houses of this property type in the Museum Hill district were among the last built during the period of significance (c. 1860-1929); while important for their historical associations the popular houses do not make up a substantial portion of the district, the character of which was more firmly established in the previous half century.

201 S. 13th Street

This is a one and one-half story bungalow built in 1911. It is brick and has a hip roof with intersecting gables. A full width porch supported on brick pillars and frame pylons stretches across the facade. Photograph # 40.

402 S. 11th Street

This is a classic two story brick 'Foursquare' without elaborate architectural detailing built in 1925. It possesses a square shape plan with hip roof. A centered hip roof dormer is located on the north and east elevations. A full width porch with hip roof supported on wood pylons is located on the facade. Photograph # 2.

OTHER PROPERTY TYPES

These property types are not currently described within the St. Joseph MPS. They do, however, fulfill the National Register criteria for evaluation and are counted as contributing resources in this registration effort.

Eligible outbuildings

These associated outbuildings fulfill the criteria for evaluation as representative period buildings and retain sufficient historic character to add to the historical qualities of the district. They are arranged by the address of the adjoining property they served.

1125 Charles. Eligible outbuilding: Undated two story brick carriage house.

307 S. 9th Street. Eligible outbuilding: Undated one and one-half story, gable roof, brick carriage house with servant living quarters above the carriage bays.

301 S. 10th Street. Eligible outbuilding: Undated large mansard roofed carriage house of brick construction.

301 S. 11th Street. Eligible outbuilding: Undated large carriage house of brick construction with curvilinear parapeted gable and basic gambrel roof shape.



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401 S. 11th Street. Eligible outbuilding: A turreted and multi-gabled carriage house of brick construction added in 1905. Photograph # 11 & 34.

118 S. 12th Street. Eligible outbuilding: Undated one story and one-half carriage house with gable roof and of brick construction.

402 S. 12th Street. Eligible outbuilding: A one and one-half story brick carriage house which appears to date ca. 1900.

201 S. 14th Street. Eligible outbuilding: A one and-one half story brick carriage house dating to ca. 1885. The rectangle carriage house has a gambrel roof with shingled gable and paired window above two bays.

123 N. 15th street. Eligible outbuilding: Undated one and one-half story brick carriage house at the rear of the property with gable roof.

307-309 S. 12th Street. Eligible outbuilding: A patented pressed metal single bay gabled garage built in 1912.

101 S. 15th Street. Eligible outbuilding: A one and one-half story garage with gable roof and a four bay garage, built in c. 1915. Photograph # 33.

1310-1312 Francis Street. Eligible outbuilding: Undated large garage with three bays, hip roof, and constructed of stucco over structural clay tile at the alley.

1301 Sylvania. Eligible outbuilding: Undated single story, two bay, brick garage with tile coping on the roof. Photograph # 46.

#### Ecclesiastical properties

Church related properties in the district are architecturally distinctive and important as neighborhood institutions. Both the Catholic complex and Lutheran church feature residences along with the main church. The Catholic church complex also contains three additional buildings which make a positive architectural and historical contribution to the district.

#### 1215 Jules

The First Congregational Church was built in 1890 of hydraulic pressed brick in an ecclesiastical Romanesque Revival style. A large, square, bell tower is joined to a narrow polygonal tower having a tall peaked roof. A multiple intersecting gable roof tops the church. Elaborate stained glass artwork is found in every window opening. The exterior features deep brown sandstone detailing.

#### 1124 Francis

The Francis Street Methodist Church was built in 1905 in the Gothic Revival style. It features rock-faced stone construction built on a cruciform plan. A gable roof tops the main portion of the church. A corbeled tower rises above the church. Tudor arched windows

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with stained glass, and elaborate use of tracery, are found on the exterior. A modern, but compatible wing added to the south elevation.

1225 Francis

The First Baptist Church was built in 1896. It was designed by Edmond Eckel and executed in a Richardsonian Romanesque style. It was built with a cruciform plan with a multiple gable roof and tall southeast corner tower rising to a peaked spire. It features a pressed brick exterior with dark sandstone trim. Half-round arched openings and an extensive use of stained glass in the grouped window openings are important elements of the building. In 1929 a large classroom wing was added to the west elevation. There is a modern ramp and exterior lighting system which detracts from the appearance of the building but does not compromise its contributing status as an element of the district. Photograph # 8.

1202 Felix

The United Presbyterian Church was constructed in 1901 in an eclectic mode. It is a single story brick building with a hip roof. It possesses gable roofed window bays incorporating stained glass. It has a canted corner entry.

1207 Felix

The First Church of Christ Scientist was built in 1905 and designed by R.F. Comstock of New York City. It is executed in a richly ornamental Beaux Arts Classical Revival style. It features a tall central dome with a lantern rising from the center of the building. The south and west elevations are joined by a monumental Corinthian order, and Doric order on the north and east elevations. Both are topped by an elaborate entablature which is denticulated, lined with modillions, and capped by a low parapet. The entry on the south elevation has free standing Corinthian columns. Building is constructed of dressed, closely fitted, stone.

300 S. 10th Street.

This is the First English Evangelical Lutheran Church, built in 1913 in a Late Gothic Revival style. It was built of stone. Crenellated towers rise from the church corners flanking the nave. Pointed Gothic arched windows incorporate stained glass.

316 S. 10th street.

This is the annex of the First Lutheran Church. It is a two story brick rectory featuring a double pile plan. It was built in 1913. It features a square plan shape with hip roof and hip roof dormers. The facade has three symmetrical bays, with an oriel in the center bay.

501, 507, 509, 515-25 S. 10th Street

This is a complex of ecclesiastical buildings associated with the Roman Catholic Queen of the Apostles Church.

The building at 501 S. 10th Street is the Queen of the Apostles Roman Catholic Church. It was built in 1908 in a richly ornamental Late Gothic Revival style designed by Edmond J. Eckel. It features buff brick construction, two tall towers and spires flanking the gabled

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center bay. This bay incorporates a Gothic pointed arched stained glass window which lights the nave. It has a cruciform plan shape with gable roofed transepts. Pointed arch windows with stained glass line the nave. The church has a polygonal shaped apse.

The building at 507 S.10th Street is the Queen of the Apostles Roman Catholic Rectory. It was built ca. 1876 of brick in the Italianate style. It features a basic rectangular plan and low hip roof with bracketed cornice. The facade has five symmetrical bays, the center projecting bay has the primary entry which rises to incorporate a gabled dormer. The entry has a half-round arch with keystone while other window openings on the facade have segmental arched projecting, labeled, lintels with keystones.

The building at 509 S.10th Street is the Queen of the Apostles Roman Catholic Church ancillary building #1, originally built as a convent building in the early 1880s and executed in the Italianate style. It possesses a symmetrical facade with a multiple gable roof. The symmetrical facade is composed of two facing gable wings flanking a narrow, slightly recessed entry bay. Pilastered corners are found on the building wings. All window openings have half-round projecting arches and four over four sash windows.

At 515-525 S.10th Street is the Queen of the Apostles Church ancillary building #2, originally built in 1926 as a school building. Built in a muted expression of the late Gothic Revival style, it features a symmetrical facade and centered projecting bay entry; the latter is topped with a vertically accented parapet gable dormer roof. A recessed entry vestibule incorporates a small pointed Gothic arch.

#### Commercial

This property fulfills the property type requirements for the small-scale Commercial Block as outlined in the historic context, "Queen City of the West: Commerce in St. Joseph, 1865-1929," (St. Joseph MPS, F 25-27).

#### 220 S. 15th Street

This is a simple two-part brick commercial block that has served the community surrounding it since 1910. The plan is rectangular. The Amerman Brothers grocery was first established in this building. The building features a projecting metal cornice, topped by a tall parapet wall. The windows openings feature segmental arches with radiating brick and stone keystone and skewblocks. Brick stringcourse separate the stories. The store front has been modernized on the first story and there is a modern addition to the north of the present building. These changes do not sufficiently compromise the integrity of this building to exclude it from the list of contributing resources in the district. Photograph # 46.

#### Non-contributing properties

Twenty-nine properties have been determined to be non-contributing resources. These class of properties include highly altered properties or those that are less than fifty years old. Ineligible historic properties include 1201 Jules and 1205 Jules; both highly altered historic buildings. Modern (post-1940) dwellings include 1301 Felix, 411-13 S. 12th Street

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and a large complex of modern multiple family apartments--Oak Ridge Apartments; 1201-26 Angeliue (1971)--managed by the city's community housing corporation. Modern Institutional buildings in the district include 117-21 S. 15th Street (Osteopathic Hospital, photograph # 25), 317 S. 9th Street (Post Office facility) and 502 S. 10th Street (Housing Authority of St. Joseph).

PROPERTIES IN THE MUSEUM HILL HISTORIC DISTRICT

- 1201 Jules. Vernacular Residential Structure (c. 1880) Commercial conversion.  
**Non-contributing.**
- 1204-10 Jules. Modern commercial (1925, 1950, 1972) **Non-contributing.**
- 1205 Jules. Duplex Residential Structure (1901) Commercial conversion.  
**Non-contributing.**
- 1209 Jules. Multiple Family Residential (2 Family Flat) (1901) **Contributing.**
- 1211 Jules. Multiple Family Residential (2 Family Flat) (c. 1887) **Contributing.**
- 1215 Jules. Ecclesiastical. Faith & Love Fellowship (1890) **Contributing.**
- 1308 Jules. Vernacular Residential Structure (1915) **Contributing.**
- 1309-11 Jules. Duplex Residential Structure (1903) **Contributing.**
- 1401 Jules. Victorian Style-Single Family Residence (1887) **Contributing.**
- 1419 Jules. Ecclesiastical. Jules Street Seventh-Day Adventist Church (1945)  
**Non-contributing.**
- 1501 Jules. Vernacular Residential Structure (n.d.) **Contributing.**
- 1508-10 Jules. Duplex Residential Structure (n.d.) **Contributing.**
- 1511 Jules. Popular Style House (n.d.) **Contributing.**
- 1124 Francis. Ecclesiastical. Francis Street Methodist Church (1905) **Contributing.**
- 1225 Francis. Ecclesiastical. First Baptist Church (1896) **Contributing.**
- 1306 Francis. Victorian Style-Single Family Residence (c. 1877) **Contributing.**
- 1307 Francis. Victorian Style-Single Family Residence (c. 1868) **Contributing.**
- 1308 Francis. Victorian Style-Single Family Residence (c. 1877) **Contributing.**

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- 1311 Francis. Victorian Style-Single Family Residence (c. 1886) Contributing.
- 1314-16 Francis. Victorian Style-Single Family Residence (c. 1880) Contributing.
- 1326 Francis. Vernacular Residential Structure (c. 1871) Contributing.
- 1328 Francis. Victorian Style-Single Family Residence (1889) Contributing.
- 1329 Francis. Victorian Style-Single Family Residence (1886) Contributing.
- 1423 Francis. Victorian Style-Single Family Residence (c. 1851) Contributing.
- 1501 Francis. Victorian Style-Single Family Residence (n.d.) Contributing.
- 1509 Francis. Popular Style House (n.d.) Contributing.
- 1014-1016 Felix. Multiple Family Residential (4 Family Flat) (1920) Contributing.
- 1018 Felix. Multiple Family Residential (3 Family Flat) (1909) Contributing.
- 1024 Felix. Victorian Style-Single Family Residence (1883) Contributing.
- 1024 Felix. Eligible outbuilding (carriage house) (n.d.) Contributing.
- 1102 Felix. Victorian Style-Single Family Residence (c. 1885) Contributing.
- 1108 Felix. Vernacular Residential Structure (c.1881, 1913) Contributing.
- 1115-17 Felix. Duplex Residential Structure (1889) Contributing.
- 1116 Felix. Victorian Style-Single Family Residence (c. 1883) Contributing.
- 1120 Felix. Victorian Style-Single Family Residence (c. 1883) Contributing.
- 1124 Felix. Vernacular Residential Structure (c. 1881) Contributing.
- 1202 Felix. Ecclesiastical. Unity Church (1901) Contributing.
- 1207 Felix. Ecclesiastical. 1st Church of Christ Scientist (1905) Contributing.
- 1210 Felix. Vernacular Residential Structure (1901) Contributing.
- 1215-17 Felix. Duplex Residential Structure (1899) Contributing.
- 1219 Felix. Victorian Style-Single Family Residence (1890) Contributing.
- 1221 Felix. Vernacular Residential Structure (1904) Contributing.

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- 1301 Felix. Modern residential (1962) **Non-contributing.**
- 1302-1304 Felix. Duplex Residential Structure (1902) **Contributing.**
- 1306-1308 Felix. Victorian Style-Single Family Residence (c. 1880, 1887) **Contributing.**
- 1307 Felix. Popular Style House (1931) **Contributing.**
- 1309 Felix. Victorian Style-Single Family Residence (1891) **Contributing.**
- 1401 Felix. Victorian Style-Single Family Residence (1890) **Contributing.**
- 1402 Felix. Vernacular Residential Structure (c. 1910) **Contributing.**
- 1407 Felix. Vernacular Residential Structure (c. 1887) **Non-contributing.**
- 1410-1418 Felix. Modern residential (1979) **Non-contributing.**
- 1417 Felix. Vernacular Residential Structure (1899) **Contributing.**
- 1419-21 Felix. Duplex Residential Structure (1899) **Contributing.**
- 1425 Felix. Vernacular Residential Structure (1908) **Contributing.**
- 1018 Edmond. Victorian Style-Single Family Residence (c. 1870) **Contributing.**
- 1021 Edmond. Victorian Style-Single Family Residence (1889) **Contributing.**
- 1020-22 Edmond. Multiple Family Residential (2 Family Flat) (1887) **Contributing.**
- 1023 Edmond. Victorian Style-Single Family Residence (1887) **Contributing.**
- 1023 Edmond. Eligible outbuilding (carriage house) (n.d.) **Contributing.**
- 1102 Edmond. Victorian Style-Single Family Residence (1906) **Contributing.**
- 1114-16 Edmond. Multiple Family Residential (2 Family Flat) (c. 1888, 1907) **Contributing.**
- 1120 Edmond. Victorian Style-Single Family Residence (1895) **Contributing.**
- 1121 Edmond. Victorian Style-Single Family Residence (1890) **Contributing.**
- 1121 Edmond. Eligible outbuilding (carriage house/residence) (n.d.) **Contributing.**
- 1313 Edmond. Vernacular Residential Structure (c. 1887) **Contributing.**
- 1402 Edmond. Vernacular Residential Structure (c. 1871) **Non-contributing.**

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- 1405 Edmond. Vernacular Residential Structure (c. 1920) **Contributing.**
- 1516 Edmond. Popular Style House (c. 1910) **Contributing.**
- 1519-1521 Edmond. Duplex Residential Structure (c. 1900) **Contributing.**
- 1522 Edmond. Vernacular Residential Structure (c. 1910) **Contributing.**
- 1525-27 Edmond. Multiple Family Residential (4 Family Flat) (n.d.) **Contributing.**
- 1019 Charles. Victorian Style-Single Family Residence (c. 1881) **Contributing.**
- 1021 Charles. Victorian Style-Single Family Residence (c. 1879) **Contributing.**
- 1024 Charles. Victorian Style-Single Family Residence (1890) **Contributing.**
- 1023-1025 Charles. Duplex Residential Structure (c. 1871) **Non-contributing.**
- 1029 Charles. Victorian Style-Single Family Residence (c. 1880) **Non-contributing.**
- 1101 Charles. Modern residential (1957) **Non-contributing.**
- 1125 Charles. Victorian Style-Single Family Residence (1890) **Contributing.**
- 1125 Charles. Eligible outbuilding (carriage house) (n.d.) **Contributing.**
- 1209-1211 Charles. Duplex Residential Structure (1895) **Contributing.**
- 1213 Charles. Vernacular Residential Structure (1898) **Contributing.**
- 1215 Charles. Vernacular Residential Structure (1898) **Contributing.**
- 1219 Charles. Victorian Style-Single Family Residence (c. 1873) **Contributing.**
- 1402 Charles. Victorian Style-Single Family Residence (1889) **Contributing.**
- 1403 Charles. Vernacular Residential Structure (c. 1889) **Non-contributing.**
- 1405 Charles. Vernacular Residential Structure (c. 1880) **Non-contributing.**
- 1408-1410 Charles. Duplex Residential Structure (1887) **Contributing.**
- 1415 Charles. Duplex Residential Structure (1891) **Contributing.**
- 906 Sylvania. Victorian Style-Single Family Residence (1890) **Contributing.**
- 916-918 Sylvania. Duplex Residential Structure (c. 1886) **Contributing.**

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- 924 Sylvania. Victorian Style-Single Family Residence (c. 1881, 1906) **Contributing.**
- 1015 Sylvania. Vernacular Residential Structure (1897) **Contributing.**
- 1016-1018 Sylvania. Duplex Residential Structure (c. 1881) **Contributing.**
- 1017-1019 Sylvania. Duplex Residential Structure (1892) **Non-contributing.**
- 1021 Sylvania. Victorian Style-Single Family Residence (c. 1881) **Contributing.**
- 1024 Sylvania. Vernacular Residential Structure (c. 1888, 1894) **Contributing.**
- 1201 Sylvania. Victorian Style-Single Family Residence (1896) **Contributing.**
- 1209 Sylvania. Vernacular Residential Structure (1887) **Contributing.**
- 1211 Sylvania. Vernacular Residential Structure (c. 1888) **Contributing.**
- 1212 Sylvania. Vernacular Residential Structure (1914) **Contributing.**
- 1213 Sylvania. Multiple Family Residential (2 Family Flat (c. 1880) **Contributing.**
- 1215 Sylvania. Multiple Family Residential (2 Family Flat) (c. 1884, 1900) **Contributing.**
- 1216 Sylvania. Vernacular Residential Structure (1921) **Contributing.**
- 1221 Sylvania. Multiple Family Residential (2 Family Flat) **Contributing.**
- 1301 Sylvania. Multiple Family Residential (2 Family Flat) **Contributing.**
- 1301 Sylvania. Eligible outbuilding (garage) (c. 1920) **Contributing.**
- 1302 Sylvania. Vernacular Residential Structure (c. 1898) **Contributing.**
- 1303-1305 Sylvania. Duplex Residential Structure (1899) **Contributing.**
- 1304 Sylvania. Vernacular Residential Structure (1887) **Contributing.**
- 1307 Sylvania. Vernacular Residential Structure (1897) **Contributing.**
- 1308 Sylvania. Victorian Style-Single Family Residence (c. 1891) **Contributing.**
- 1309 Sylvania. Vernacular Residential Structure (c. 1902) **Contributing.**
- 1311 Sylvania. Vernacular Residential Structure (1907) **Contributing.**
- 1400 Sylvania. Victorian Style-Single Family Residence (1890) **Contributing.**
- 1401-3 Sylvania. Duplex Residential Structure (1888) **Contributing.**



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- 1402 Sylvania. Duplex Residential Structure (1910) Contributing.
- 1404-1406 Sylvania. Duplex Residential Structure (c.1893) Contributing.
- 1405 Sylvania. Vernacular Residential Structure (c. 1866) Contributing.
- 914 Angelique. Vernacular Residential Structure ( c. 1892) Non-contributing.
- 915 Angelique. Vernacular Residential Structure (c. 1868, c. 1925) Contributing.
- 1013 Angelique. Victorian Style-Single Family Residence (1890) Contributing.
- 1017 Angelique. Victorian Style-Single Family Residence (1894) Contributing.
- 1018-20 Angelique. Multiple Family Residential (2 Family Flat) (1905) Contributing.
- 1022-24 Angelique. Duplex Residential Structure (1896) Contributing.
- 1025 Angelique. Victorian Style-Single Family Residence (1887) Contributing.
- 1030 Angelique. Victorian Style-Single Family Residence (1897) Contributing.
- 1026-28 Angelique. Duplex Residential Structure (1888) Contributing.
- 1201-1226 Angelique. Multiple Family Residential (10 Units) (1971) Non-contributing.
- 1117 Messanie. Popular Style House (1909) Contributing.
- 1119 Messanie. Popular Style Houses (1909) Contributing.
- 307 S. 9th Street. Victorian Style-Single Family Residence (c. 1888) Contributing.
- 317 S. 9th Street. Institutional building. (P.O. facility) (1928) Non-contributing.
- 417 S. 9th Street. Vernacular Residential Structure (c. 1850) Contributing.
- 421-423 S. 9th Street. Multiple Family Residential (4 Family Flat)(c. 1883) Contributing.
- 509 S. 9th Street. Victorian Style-Single Family Residence (1887) Contributing.
- 511-13 S. 9th Street. Vernacular Residential Structure (c. 1883) Contributing.
- 521-23 S. 9th Street. Duplex Residential Structure (1904) Contributing.
- 525-27 S. 9th Street. Duplex Residential Structure (1904) Contributing.
- 217 S. 10th Street. Institutional Building (Robidoux School) (1909) (NR 8/11/83)

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- 300 S. 10th Street. Ecclesiastical. First Lutheran Church (1913) **Contributing.**
- 301 S. 10th Street. Eligible outbuilding (carriage house) (n.d.) **Contributing.**
- 316 S. 10th Street. Ecclesiastical (Lutheran Church Rectory) (1913) **Contributing.**
- 319 S. 10th Street. Victorian Style-Single Family Residence (c. 1877) **Non-contributing.**
- 418-20 S. 10th Street. Multiple Family Residential (4 Family Flat) (c. 1886) **Contributing.**
- 501 S. 10th Street. Ecclesiastical. Queen of the Apostles Roman Catholic Church (1908)  
**Contributing.**
- 502 S. 10th Street. Institutional building (Housing Authority of St. Joseph) (1972)  
**Non-contributing.**
- 507 S. 10th Street. Ecclesiastical. Queen of the Apostles Roman Catholic Church Rectory  
(c. 1876) **Contributing.**
- 509 S. 10th Street. Ecclesiastical. Queen of the Apostles Roman Catholic Church Building  
(c. 1880) **Contributing.**
- 515-25 S. 10th Street. Ecclesiastical. Queen of the Apostles Roman Catholic Church  
Building (1926) **Contributing.**
- 111-13 S. 11th Street. Duplex Residential Structure (1920) **Contributing.**
- 202-4 S. 11th Street. Multiple Family Residential (1891) **Contributing.**
- 210 S. 11th Street. Multiple Family Residential (2 Family Flat) (1911) **Contributing.**
- 301 S. 11th Street. Victorian Style-Single Family Residence (St. Joseph Museum) (1879)  
**Contributing.**
- 301 S. 11th Street. Eligible outbuilding (carriage house) **Contributing.**
- 302 S. 11th Street. Victorian Style-Single Family Residence (c. 1882) **Contributing.**
- 310 S. 11th Street. Victorian Style-Single Family Residence (1894) **Contributing.**
- 401 S. 11th Street. Victorian Style-Single Family Residence (1886) **Contributing.**
- 401 S. 11th Street. Eligible outbuilding (carriage house/residence) (1905) **Contributing.**
- 402 S. 11th Street. Popular Style House (1925) **Contributing.**
- 406 S. 11th Street. Popular Style House (1925) **Contributing.**

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- 417-19 S. 11th Street. Multiple Family Residential (4 Family Flat) (c. 1887) **Contributing.**
- 418 S. 11th Street. Victorian Style-Single Family Residence (1887) **Contributing.**
- 503 S. 11th Street. Victorian Style-Single Family Residence (c. 1888) **Non-contributing.**
- 517-19 S. 11th Street. Multiple Family Residential (2 Family Flat) (1909) **Contributing.**
- 521 S. 11th Street. Popular Style House (1923) **Contributing.**
- 525 S. 11th Street. Vernacular Residential Structure (1936) **Non-contributing.**
- 219 N. 12th Street. Multiple Family Residential (2 Family Flat) (1925) **Contributing.**
- 114 S. 12th Street. Vernacular Residential Structure (1906) **Contributing.**
- 116 S. 12th Street. Victorian Style-Single Family Residence (c. 1882) **Contributing.**
- 118 S. 12th Street. Victorian Style-Single Family Residence (n.d.) **Contributing.**
- 118 S. 12th Street. Eligible outbuilding (carriage house) (n.d.) **Contributing.**
- 119 S. 12th Street. Vernacular Residential Structure (c. 1866) **Contributing.**
- 123 S. 12th Street. Victorian Style-Single Family Residence (c. 1885) **Contributing.**
- 207 S. 12th Street. Multiple Family Residential (2 Family Flat) (c. 1873) **Contributing.**
- 209-11 S. 12th Street. Multiple Family Residential (2 Family Flat) (1910) **Contributing.**
- 215-17 S. 12th Street. Multiple Family Residential (2 Family Flat) **Contributing.**
- 219-21 S. 12th Street. Victorian Style-Single Family Residence (c. 1881) **Contributing.**
- 301 S. 12th Street. Victorian Style-Single Family Residence (c. 1884) **Contributing.**
- 307-9 S. 12th Street. Duplex Residential Structure (1905) **Contributing.**
- 313-15 S. 12th Street. Duplex Residential Structure (1907) **Contributing.**
- 317 S. 12th Street. Popular Style House (1904) **Contributing.**
- 401-3 S. 12th Street. Vernacular Residential Structure (c. 1860) **Contributing.**
- 402 S. 12th Street. Victorian Style-Single Family Residence (1879) **Contributing.**
- 402 S. 12th Street. Eligible outbuilding (carriage house/residence) (n.d) **Contributing.**

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- 407-9 S. 12th Street. Victorian Style-Single Family Residence (c. 1877) **Contributing.**
- 411-13 S. 12th Street. Modern residential (1957) **Non-contributing.**
- 412 S. 12th Street. Popular Style House (1925) **Contributing.**
- 414 S. 12th Street. Popular Style House (1908) **Contributing.**
- 415-17 S. 12th Street. Modern residential (1957) **Non-contributing.**
- 416 S. 12th Street. Victorian Style-Single Family Residence (1889) **Contributing.**
- 502 S. 12th Street. Victorian Style-Single Family Residence (c. 1883) **Contributing.**
- 510 S. 12th Street. Victorian Style-Single Family Residence (1895) **Contributing.**
- 514 S. 12th Street. Vernacular Residential Structure (c. 1883) **Contributing.**
- 518 S. 12th Street. Vernacular Residential Structure (c. 1889) **Contributing.**
- 522 S. 12th Street. Multiple Family Residential (2 Family Flat) (1899) **Non-contributing.**
- 112 N. 13th Street. Victorian Style-Single Family Residence (c. 1866) **Contributing.**
- 116 N. 13th Street. Vernacular Residential Structure (I-house) (c.1866) **Contributing.**
- 122 N. 13th Street. Vernacular Residential Structure (c. 1867) **Contributing.**
- 217-19 N. 13th Street. Duplex Residential Structure (1899) **Contributing.**
- 305-7 N. 13th Street. Multiple Family Residential (2 Family Flat) (1905) **Contributing.**
- 102-4 S. 13th Street. Duplex Residential Structure (c. 1887) **Contributing.**
- 109 S. 13th Street. Vernacular Residential Structure (c. 1902) **Contributing.**
- 115 S. 13th Street. Victorian Style-Single Family Residence (1887) **Contributing.**
- 116 S. 13th Street. Modern residential (1960) **Non-contributing.**
- 122 S. 13th Street. Vernacular Residential Structure (c. 1867) **Contributing.**
- 201 S. 13th Street. Popular Style House (1911) **Contributing.**
- 205 S. 13th Street. Popular Style House (1924) **Contributing.**
- 208 S. 13th Street. Victorian Style-Single Family Residence (1890) **Contributing.**

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- 209 S. 13th Street. Multiple Family Residential (2 Family Flat) (1904) **Contributing.**
- 210-12 S. 13th Street. Multiple Family Residential (4 Family Flat) **Contributing.**
- 215 S. 13th Street. Vernacular Residential Structure (1901) **Contributing.**
- 217 S. 13th Street. Vernacular Residential Structure (1901) **Contributing.**
- 301-3 S. 13th Street. Duplex Residential Structure (c. 1886) **Contributing.**
- 302 S. 13th Street. Victorian Style-Single Family Residence (c. 1886) **Contributing.**
- 306 S. 13th Street. Victorian Style-Single Family Residence (c. 1885) **Contributing.**
- 307 S. 13th Street. Popular Style Houses (1902) **Contributing.**
- 309 S. 13th Street. Vernacular Residential Structure (c. 1892) **Contributing.**
- 310 S. 13th Street. Victorian Style-Single Family Residence (1899) **Contributing.**
- 201 S. 14th Street. Eligible outbuilding (garage) (n.d.) **Contributing.**
- 204 S. 14th Street. Vernacular Residential Structure (c. 1883) **Contributing.**
- 206 S. 14th Street. Victorian Style-Single Family Residence (c. 1873) **Contributing.**
- 211 S. 14th Street. Vernacular Residential Structure (c. 1878) **Contributing.**
- 210-212 S. 14th Street. Multiple Family Residential (4 Family Flat) (1902) **Contributing.**
- 214 S. 14th Street. Vernacular Residential Structure (c. 1871) **Contributing.**
- 105 N. 15th Street. Vernacular Residential Structure (n.d.) **Contributing.**
- 109 N. 15th Street. Victorian Style-Single Family Residence (c. 1870) **Contributing.**
- 119 N. 15th Street. Vernacular Residential Structure (1902) **Contributing.**
- 123 N. 15th Street. Victorian Style-Single Family Residence (n.d.) **Contributing.**
- 211 N. 15th Street. Vernacular Residential Structure (n.d.) **Contributing.**
- 305 N. 15th Street. Vernacular Residential Structure (n.d.) **Contributing.**
- 307 N. 15th Street. Vernacular Residential Structure (n.d.) **Contributing.**

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- 308-314 N. 15th Street. Multiple Family Residential (4 Family Flat) (c. 1886)  
**Contributing.**
- 101 S. 15th Street. Duplex Residential Structure (c. 1910) **Contributing.**
- 101 S. 15th Street. Eligible outbuilding (carriage house) **Contributing.**
- 104 S. 15th Street. Victorian Style-Single Family Residence (1906) **Contributing**
- 110 S. 15th Street. Victorian Style-Single Family Residence (1899) **Contributing.**
- 117-21 S. 15th Street. Institutional building (Osteopathic Hospital) (c. 1940)  
**Non-contributing.**
- 120 S. 15th Street. Victorian Style-Single Family Residence (1888) **Contributing.**
- 124 S. 15th Street. Vernacular Residential Structure (c. 1881) **Contributing.**
- 202 S. 15th Street. Vernacular Residential Structure (c. 1880) **Contributing.**
- 206 S. 15th Street. Vernacular Residential Structure (1927) **Contributing.**
- 207 S. 15th Street. Duplex Residential Structure (c. 1910) **Contributing.**
- 209 S. 15th Street. Popular Style House (c. 1910) **Contributing.**
- 211 S. 15th Street. Victorian Style-Single Family Residence (c. 1890) **Contributing.**
- 212 S. 15th Street. Vernacular Residential Structure (c. 1890) **Contributing.**
- 215 S. 15th Street. Duplex Residential Structure (c. 1910) **Contributing.**
- 216 S. 15th Street. Vernacular Residential Structure (c. 1891) **Contributing.**
- 219 S. 15th Street. Duplex Residential Structure (c. 1910) **Contributing.**
- 220 S. 15th Street. Commercial building (1910) **Contributing.**
- 302 S. 15th Street. Vernacular Residential Structure (1901) **Contributing.**
- 305 S. 15th Street. Victorian Style-Single Family Residence (c. 1890) **Contributing.**
- 306 S. 15th Street. Vernacular Residential Structure (1901) **Contributing.**
- 308-14 S. 15th Street. Multiple Family Residential (4 Family Flat) (c. 1886) **Contributing.**
- 311 S. 15th Street. Victorian Style-Single Family Residence (c. 1870) **Contributing.**

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- 316-320 S. 15th Street. Multiple Family Residential (2 Family Flat) (1910) **Contributing.**
- 321 S. 15th Street. Duplex Residential Structure (c. 1915) **Contributing.**
- 322 S. 15th Street. Multiple Family Residential (c. 1870) **Contributing.**
- 401 S. 15th Street. Duplex Residential Structure (c. 1910) **Contributing.**
- 402-4 S. 15th Street. Multiple Family Residential (4 Family Flat) **Contributing.**
- 406-8 S. 15th Street. Duplex Residential Structure (c. 1885) **Contributing.**
- 411-411 1/2 S. 15th Street. Duplex Residential Structure (c. 1910, 1930) **Contributing.**
- 415 S. 15th Street. Multiple Family Residential (4 Family Flat) **Contributing.**
- 501 S. 15th Street. Victorian Style-Single Family Residence (c. 1900) **Contributing.**
- 502 S. 15th Street. Multiple Family Residential (2 Family Flat) (c. 1891) **Contributing.**
- 504 S. 15th Street. Victorian Style-Single Family Residence (1889) **Contributing.**
- 506-8 S. 15th Street. Duplex Residential Structure (1889) **Contributing.**
- 507 S. 15th Street. Victorian Style-Single Family Residence (c. 1890) **Contributing.**
- 509 S. 15th Street. Vernacular Residential Structure (c. 1915) **Contributing.**
- 510-12 S. 15th Street. Duplex Residential Structure (1889) **Contributing.**
- 515 S. 15th Street. Duplex Residential Structure (c. 1890) **Contributing.**
- 529 S. 15th Street. Vernacular Residential Structure (c. 1915) **Contributing.**

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The Museum Hill Historic District in St. Joseph is significant under criteria A and C in the areas of COMMERCE AND ARCHITECTURE. The district is a distinguishable entity possessing historic character in its domestic architecture; a quality established in the latter half of the nineteenth and early decades of the twentieth centuries when the city's commercial economy soared to unprecedented heights. The residential housing of the district represents the historic development of the city in over three-quarters of a century of changing preferences in architectural styles and burgeoning upper and middle class residential growth. The district also possesses ecclesiastical properties which substantively add to the architectural character of the district and are eligible under criteria consideration A. An architecturally distinctive institutional building has been previously individually listed on the National Register, and a representative commercial business block is included as contributing resource to the district.

The relevant historic contexts outlining the districts' pattern of development are found with the "Historic Resources of St. Joseph, Buchanan County, Missouri," Multiple Property Documentation Form (hereafter, "St. Joseph-MPS"). The specific contexts detailing this pattern of events include "Wholesale Distribution in St. Joseph, 1866-1914," and--to a much lesser degree--"Suburban Growth in St. Joseph, 1900-1929." Important--and relevant--contextual information on the city's commercial significance is also found within the historic context, "Queen City of the West: Commerce in St. Joseph, c. 1865-1929," (St. Joseph MPS-Amendment, E 16-28).<sup>5</sup>

The name for the Museum Hill Historic District derives--in part--from the original Historic Preservation Fund grant-assisted survey of the area conducted in 1984. The name refers to the St. Joseph Museum--previously known as the Wyeth-Tootle Mansion--located at 302 S. 11th Street. Although the Museum Hill area has long been recognized as a distinct residential enclave, an important part of its historic character was lost with the destruction of the Sacred Heart Convent complex in 1966. The loss of this important historic feature led to the identification of the district area by one of its most distinguishable architectural landmarks; namely, the museum incorporated into the former Wyeth mansion in 1946. The application of the new name was further codified in the designation of the Museum Hill Historic District, a local landmark district recognized by the St. Joseph Landmarks Commission (1986). The subsequent formation of the Museum Hill Neighborhood Association has further formalized the newer name; as has the use of the name in the recently completed "Design Guidelines for the Museum Hill Historic District" (1990). The name now generally applies to the area found between 9th and 15th Streets (west to east) and Jules and Messanie Streets (north to south).

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<sup>5</sup> The text narrative of this section draws upon historical information contained in Section E, Statement of Historic Contexts, "Historic Resources of St. Joseph, Buchanan County, Missouri," Multiple Property Documentation Form (1989, 1990):1-29, unless otherwise noted.



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BACKGROUND

The early development of St. Joseph is detailed in the historic context "Western Outfitting in St. Joseph, 1843-1865," and "Queen City of the West: Commerce in St. Joseph, c. 1865-1929," (pp. E 17-18).

The town of St. Joseph was laid out in June of 1843 for Joseph Robidoux. By 1850 the population was nearly 3500 persons; in the next decade it nearly tripled to 9000. In 1859 the first cross-state railroad line--the Hannibal & St. Joseph Railroad--reached St. Joseph. For the ensuing six years St. Joseph was the westernmost railroad terminus for the entire country.

EARLY MUSEUM HILL DEVELOPMENT

The area of the Museum Hill Historic District is a product of the city's residential growth pattern out of the confines of the original plat. The district was platted through several additions to the 1843 city plat made for Joseph Robidoux. Frederick Smith platted the first of several major additions to the east of the city's center in 1848; a second addition followed in 1855 and, still later, two smaller additions filled the interstices of the major plats additions. The last major segment, Carter's 1858 addition, encompasses the north and east edges of the Museum Hill district. The streets laid out in this plat are rectilinear and lots vary only slightly from a standard 30 to 40 feet frontage.

The population expansion of the city in the 1850s pushed the limits of the dense residential zone into the newly platted additions forming Museum Hill. By 1859 the local business directory described Smith's addition as being "well built upon".<sup>6</sup>

The Civil War did substantially alter the city's overall development; however, economic stagnation persisted through the war years. With the end of hostilities railroad building swept through Missouri. A rejuvenated St. Joseph was a primary target of the major railways. One of the first bridges across the Missouri River was found at St. Joseph, with construction completed in May of 1873. One year later there were eleven railways operating tracks through the city. The city's railroad connections and central, mid-continent location virtually ensured its importance as a distribution center for the wholesale jobbing and retail mercantile business funneling products to the West.

The development of St. Joseph's Museum Hill area dates to this earliest period. Vernacular Residential Structures--all constructed during the 1860s--found at 401-3 S. 12th Street, 116 N. 13th Street, 1405 Sylvania and 119 S. 12th Street reflect this early stage of historical development.

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<sup>6</sup> H. Fotheringham (compiler), St Joseph City Directory of 1859-60, (St. Joseph: n.p., 1859):110.

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POST-CIVIL WAR ERA

The post-Civil War era, late 19th century and early 20th century in St. Joseph is detailed in the historic context, "Wholesale Distribution in St. Joseph, 1866-1914," and "Queen City of the West: Commerce in St. Joseph, c. 1865-1929," (pp. F E 18-25).

An intimate commercial relationship between St. Joseph and the Great Plains states continued in the decades following the Civil War. The Plains states were being rapidly settled by new emigrants attracted by railroad promotions. St. Joseph was the natural distribution center for the retail commercial enterprises in these states; its manufacturing sector produced goods for the population of the neighboring states as well. These factors contributed to the rapid pace of economic development and a tripling of population in St. Joseph between ca. 1875 and ca. 1895.

With the increased wholesale and retail trade moving through St. Joseph a threefold increase in population was realized, reaching 30,000 by 1875. The population rise precipitated a corresponding building boom to provide housing for the new residents.

The steep hills of the city, overlying the city's commercial heart, became the center of residential neighborhood development for the rapid population growth. The houses of the residential districts, including the Museum Hill Historic District, formed a crescent shaped pattern of dense residential development overlooking the Missouri River bottomlands.

The relatively modest middle class character of the upland neighborhoods remained unchanged up to the mid-1870s; a pattern exemplified by the vernacular housing prevalent up to 1870. The late 1870s brought significant change to the residential character of the district. The wealthier citizens of St. Joseph were being forced from their inner city enclave as the city's commercial district expanded across the low-lying bottomland adjacent the Missouri River. The hilly slopes ringing the city's present day business district were the logical sites for the grandiose mansions planned by the nouveau riche class of merchants and manufacturers in St. Joseph.

Between the late 1870s and early 1890s the residential district experienced a second spate of building construction. Nearly half of the remaining buildings in the proposed Museum Hill Historic District, and Robidoux Hill Historic District (NR; 8/3/89)--and over a third of the prestigious Hall Street Historic District residences (NR; 7/17/79)--date to the two decades between 1880 and 1900. The houses built clearly represent the varied richness of the popular architectural styles as commissioned for well-to-do and middle class patrons in a booming Midwestern city.

Most of these properties are classified as Victorian Style-Single Family Residences in the St. Joseph MPS. These houses reflect the burgeoning growth of the city in this epoch. Clearly, the architect designed Wyeth Mansion (1879; 301, S. 11th Street)--now housing the St. Joseph Museum--is most reflective of this development. Substantial homes of the Italianate, Second Empire and Queen Anne styles were built. Museum Hill properties found

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at 1423 Francis (c. 1880), 1021 Charles (c. 1880), 123 S. 12th (1885) and 1402 Charles (1889) epitomize this trend in the city's architectural history.

These districts did not become the province of the wealthy alone. There was a substantial number of aspiring middle class families who sought the prestige of the hilltop neighborhood sites. The surviving examples of middle class housing built in the 1880-1900 period represent a more modest approach to the prevalent architectural styles of the era, and represent the evolution of middle class housing in St. Joseph. After the 1890s it was common to find less pretentious working class houses erected lower slopes underlying the hilltops. Examples of this development are found in the residences at 1213 and 1215 Charles (1898), 1417 Felix (1899) and 302 and 306 S. 15th Street (1901); all classified as Vernacular Residential Structures.

From one perspective, the bulk of St. Joseph's late 19th century middle class houses can be conveniently divided between single family dwellings and duplex units. Throughout the late nineteenth century duplex construction became popular. These units were often built in close proximity to the more substantial dwellings of the wealthy. Many--if not most--of these houses mimicked the styles of the pretentious Queen Anne mansions. Duplex Residential Structures that characterize this pattern of development include residences at 916-18 Sylvania ((1886), 1408-10 Charles (1887) and 1022-24 Angelique (1895).

The financial depression which gripped the country beginning in 1893 affected St. Joseph. The city depended on the free flow of capital into, and out of, the wholesale houses and manufacturing concerns. The tightening of credit, and reduced orders curtailed the economic advance. However, in 1897, the city economy was revived with the construction of the Swift and Co. meat packing houses on the city's south side. This spurred other companies to follow suit. Turn-of-the-century St. Joseph was reputed to be one of five greatest packing centers in the United States. The new prosperity of the early twentieth century initiated a new spate of building in the Museum Hill district.

The new building spurt broke with the traditions of the past. The architectural vocabulary changed in the late 1890s and early 1900s. New architectural concepts were adopted. The styles can be viewed as a transition between the older Queen Anne style and an increasingly stronger tendency to rely on Colonial or Classical ornament and design. The duplex properties at 307-9 S. 12th Street (1905) and 313-15 S. 12th Street (1907) are indicative of this changing preference.

The turn of the century also witnessed the appearance of what has come to be called the 'foursquare' house; a concept particularly popular among the middle class. The newer styles eschewed the elaborate ornamentation of transitional styles and stood in stark contrast to the Queen Anne homes that prevailed earlier. This new form is epitomized by the property at 402 S. 11th Street (1925); a massive foursquare residence. In a coeval development another popular style, the bungalow, began to appear in the district. This form, and other simple vernacular housing of the period, reflected a stable, but less vibrant, stage of economic growth in the city's economy. The property at 201 S. 13th Street (1911) characterizes this pattern of development in reflecting the increasingly standardization of domestic architecture.

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On the peripheries of the Museum Hill residential neighborhoods were the various churches playing a prominent role in community life. The ecclesiastical architecture of the churches in the Museum Hill district reflect the citizen's commitment to community life and wealth of the congregations they served. Built between 1895-1913 they are all representative of the architectural styles in vogue when commissioned by the congregations. Most are imposing, even dominating structures on the landscape. Their uncompromised architectural integrity makes them eligible for the district under criterion exception A and ARCHITECTURE. The period of significance for these resources is restricted to the year of their construction.

The largest building in the district, the Robidoux School, was constructed in 1909 as a Polytechnic High School--it later become the community's junior college building. The massive three story building is executed in the Beaux Arts classicism which dominated the architecture of public buildings during this era. The central pavilion with its columned pediment and rusticated stone cellar main entry defines the building and comprises the major element of the ornament on the otherwise plain facade. It retains its architectural character from the latter part of the period of significance for the district. The school has been listed on the National Register (8/11/83) under criterion C and ARCHITECTURE. This important institutional building has recently been rehabilitated into low cost housing.

An isolated, small-scale commercial block (1910) lies within the district's boundaries; it fulfills the requirements for the Commercial block property type--as defined in St. Joseph MPS-Amendment (pp. F 25,27). It is included as a contributing element of the district under criterion C and ARCHITECTURE. The building has served as a grocery throughout its life and formed an important component in the neighborhood since its inception as the Amerman Brother's Grocery building.

The historic character of the Museum Hill Historic District springs from its retention of a substantial amount of architectural integrity and historical associations. In the former case the district possesses coherence; its buildings objectify the development of a significant residential enclave. Its distinctiveness lies in its ability to reflect the full realm of architectural property types outlined in the St. Joseph MPS; its ability to reflect a well defined period of architectural development and its quality of coherence in having visual character distinguishable from its surroundings. However, beginning in the 1920s--and accelerating into the prewar years--many of the large mansions were converted into multiple occupancy flats--some with an attempt to attract the middle-class, others merely to heighten the income derived from placing as many units as possible into what had previously been single family homes. The historic record of these conversions is spotty--at best--and is seldom reflected in the permanent permit records of the city's offices. The continued decline of St. Joseph's economy in recent decades added accelerated to the process.<sup>7</sup>

<sup>7</sup> The properties of the district have been negatively impacted by the pattern of interior alteration, deterioration, systematic neglect and demolition. The area of the district encompasses census unit number 10 and

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Despite these conversions, many of the houses still reflect their original historical character in terms of location, setting, materials, workmanship and important historic associations. The district as a whole does contain open space, altered and deteriorated properties; nonetheless, taken as a whole, the vast majority of the district's components possess integrity and the relationships among these components remains essentially unchanged. The establishment of well articulated design and rehabilitation guidelines, as articulated in, "Design Guidelines for the Museum Hill Historic District," (1990) will heighten the awareness of the community to the unique and irreplaceable quality of this residential area. Importantly, all contributing resources have been evaluated in minimal conformity with the relevant property type requirements and determined eligible for National Register listing.

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features the highest level of poverty in the city (25%), a high rate of population loss, and declining rates of owner-occupancy; see "Land Use Plan: The City of St. Joseph, Missouri," Planning & Zoning Commission, 1987, pp.18-28.

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----- . "Design Guidelines for the Museum Hill Historic District." **Missouri Cultural Resources Inventory**. Jefferson City, MO. 1990.

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10. Verbal Boundary Description

The boundary of the Museum Hill Historic District begins at point A (refer to St. Joseph North 7.5' U.S.G.S. Quadrangle for point locations), approximately 200' north of the northeast corner of the intersection of Jules Street and 12th Street. From this point the line trends to the east for 1100' to point B, located on the western side of an alley bisecting the east and west half of the 1500 block of Jules Street. Following the western side of the alley the line then trends southward for approximately 2300' to the north side of Messanie Street and point C. From here the boundary trends west for 2300' to the northeast corner of the intersection of 9th Street and Messanie Street. The boundary then runs northward 900' to the southeast corner of the intersection of Charles Street and 9th Street, designated point E. From point E the boundary takes a series of eastward, and then northward jogs; the first trending 400' east, then 300' north; second, 200' east, 300' north; third, 400' east, 300' north; and last, 200' east, 500' north, to intersect with point A and complete the bounded area of 92 acres.

Boundary Justification

The boundary for the district has been made to promote visual continuity and exclude incompatible properties and open space. A clear break in the residential pattern of the district is found on the north and east sides of the district (ie, along Jules and parallel 15th). In the former instance the residential pattern yields to commercial development, vacant space and isolated noncontributing resources; in the latter, residential density precipitously drops off, the resources are from a substantially later period, or suffer from a substantial loss of integrity. On the south Messanie Street, an important artery into the city's commercial core, provides a clear boundary in terms of visual continuity, topography and in terms of eligible resources from the period of significance. The western boundary on 9th Street is fronted by commercial development. The boundary from the intersection of 9th Street and Charles Street, forming a series of eastward and northward jogs is justified on the basis of excluding large vacant lots created by demolition, steep, undeveloped land and a park adjoining the county court house. The boundary only includes properties compatible with--and directly associated with--the historic significance of the district.

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11. State contact:

Preservation Planning Section  
Missouri Historic Preservation Program  
Division Parks, Recreation & Historic Preservation  
Department of Natural Resources  
P.O. Box 176  
Jefferson City, Missouri 65102

Telephone: 314/751-5365



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Other documentation: Photographs

Note: The photographs submitted with the Museum Hill Historic District were taken at three times. The initial draft nomination was received by the Missouri Historic Preservation Program in August, 1987; the first set of photographs were accessioned in this submittal. They have been carefully field checked for accuracy (November, 1990) and are included with photographs shot and printed in late summer and fall (July & November) 1990. Negatives are stored with the City of St. Joseph (Planning Dept.) and within the Missouri Historic Preservation Program (MO HPP) Cultural Resource Inventory.

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1405 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of photograph: July, 1990  
Negative location: MO HPP  
Direction of view: north  
Photograph # 1

402 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: west  
Photograph # 2

210-12 S. 14th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: northwest  
Photograph # 3

208 (R) and 210-12 (L) S. 13th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: west  
Photograph # 4

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116 N. 13th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: southwest  
Photograph # 5

1102 Edmond Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: south  
Photograph # 6

1024 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 7

116 (L) and 122 S. 13th Street; (R) 1225 Francis.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: northwest  
Photograph # 8

1402 (R), 1404-1406 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: southeast  
Photograph # 9

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120 (L), 110, 104 S. 15th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: northwest  
Photograph # 10

401 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of photograph: July, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 11

119 (L), 123 S. 12th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of photograph: July, 1990  
Negative location: MO HPP  
Direction of view: northeast  
Photograph # 12

1423 Francis Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 13

1306 Francis Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: D. Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: south  
Photograph # 14

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1021 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 15

204-206 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: southwest  
Photograph # 16

North side, 1200 block, Jules Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 17

417-19 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northeast  
Photograph # 18

307-9 (L), 311-15 S. 12th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: southeast  
Photograph # 19

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1213 (L), 1215, 1221 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: northeast  
Photograph # 20

1209-11 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: north  
Photograph # 21

1115-17 Felix Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: north  
Photograph # 22

1301 (L), 1303-5, 1307, 1309 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: David Denman  
Date of photograph: Summer, 1986 (Field checked for accuracy, November, 1990)  
Negative location: City of St. Joseph, Planning Dept.  
Direction of view: northeast  
Photograph # 23

1209-11 (L), 1213, 1215, 1219 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northeast  
Photograph # 24

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117-21 Edmond Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: north  
Photograph # 25

401-3 S. 12th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 26

109 N. 15th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: northeast  
Photograph # 27

301 S. 10th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: east  
Photograph # 28

1400 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: south  
Photograph # 29

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100 Block, South 15th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: southwest  
Photograph # 30

1316 Francis Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 31

1500, 1508 Jules Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: L. Gilleard  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: south  
Photograph # 32

Carriage House/Garage, 101 S. 15th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: southwest  
Photograph # 33

Carriage House, 401 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 34

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302 S. 11th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 35

118 S. 12th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 36

906 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: east  
Photograph # 37

Old convent gates; 500 block of South 12th Street  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: S. Mitchell  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: west  
Photograph # 38

1509 Francis Street  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: L. Gilleard  
Date of Photograph: July, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 39



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201 S. 13th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: east  
Photograph # 40

209 S. 12th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: east  
Photograph # 41

1022-24 Angelique Street  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 42

1018-20 Angelique Street  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: southeast  
Photograph # 43

1215-17 Felix Street  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: north  
Photograph # 44

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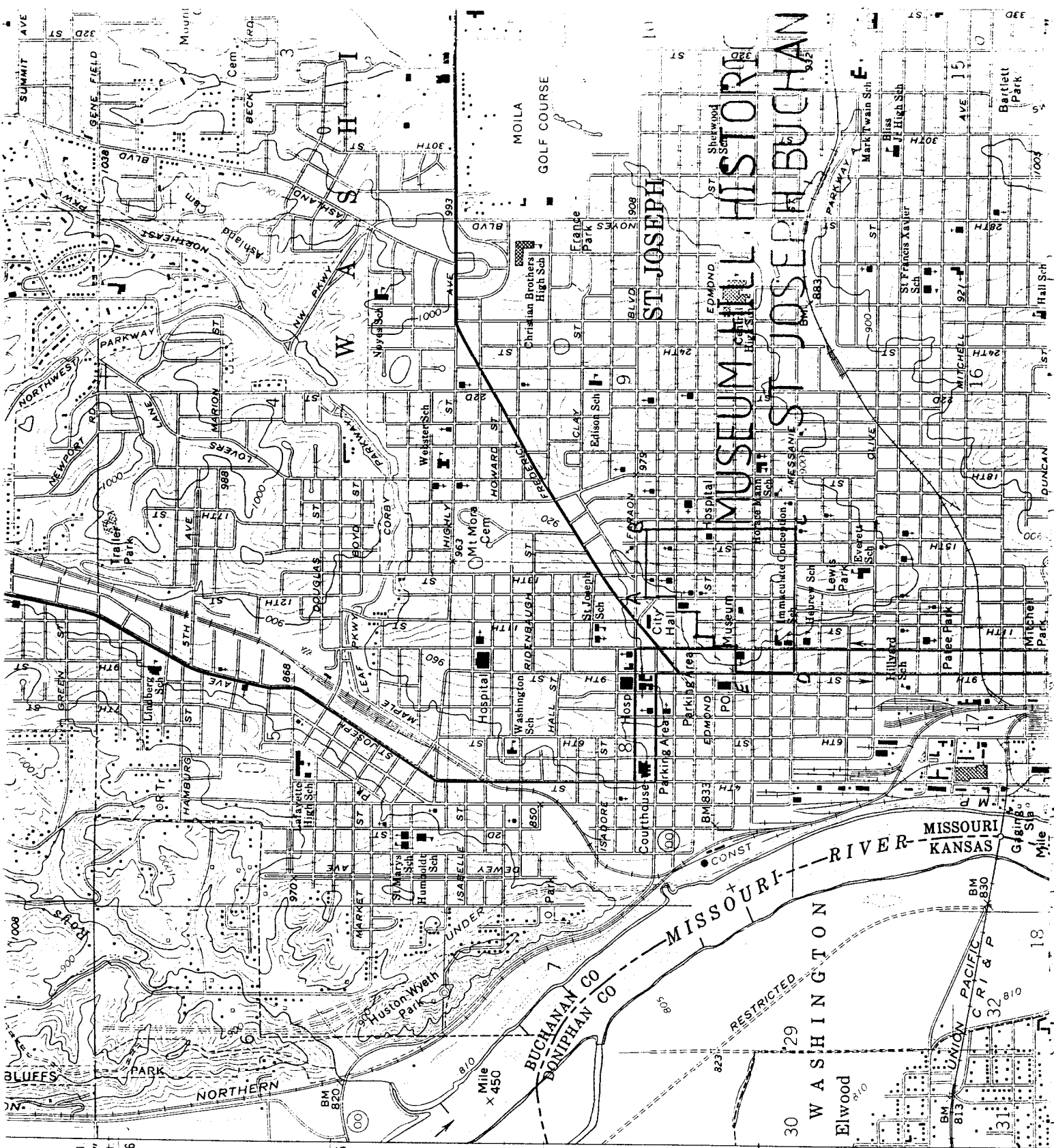
Section number Photos MUSEUM HILL HIST. DIST., ST. JOSEPH, MO

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Garage; 1301 Sylvania Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: east  
Photograph # 45

302 (R) & 306 S. 15th Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 46

1213 & 1215 Charles Street.  
Museum Hill Historic District  
Buchanan County, Missouri  
Photographer: H. Davidson  
Date of Photograph: November, 1990  
Negative location: MO HPP  
Direction of view: northwest  
Photograph # 47



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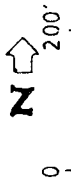
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- A 341910m E
- 4403560m N
- B 342240m E
- 4405560m N
- C 342640m E
- 4402560m N
- D 341570m E
- 4402560m N
- E 341570m E
- 370 000 FEET
- (MO.)
- T 35

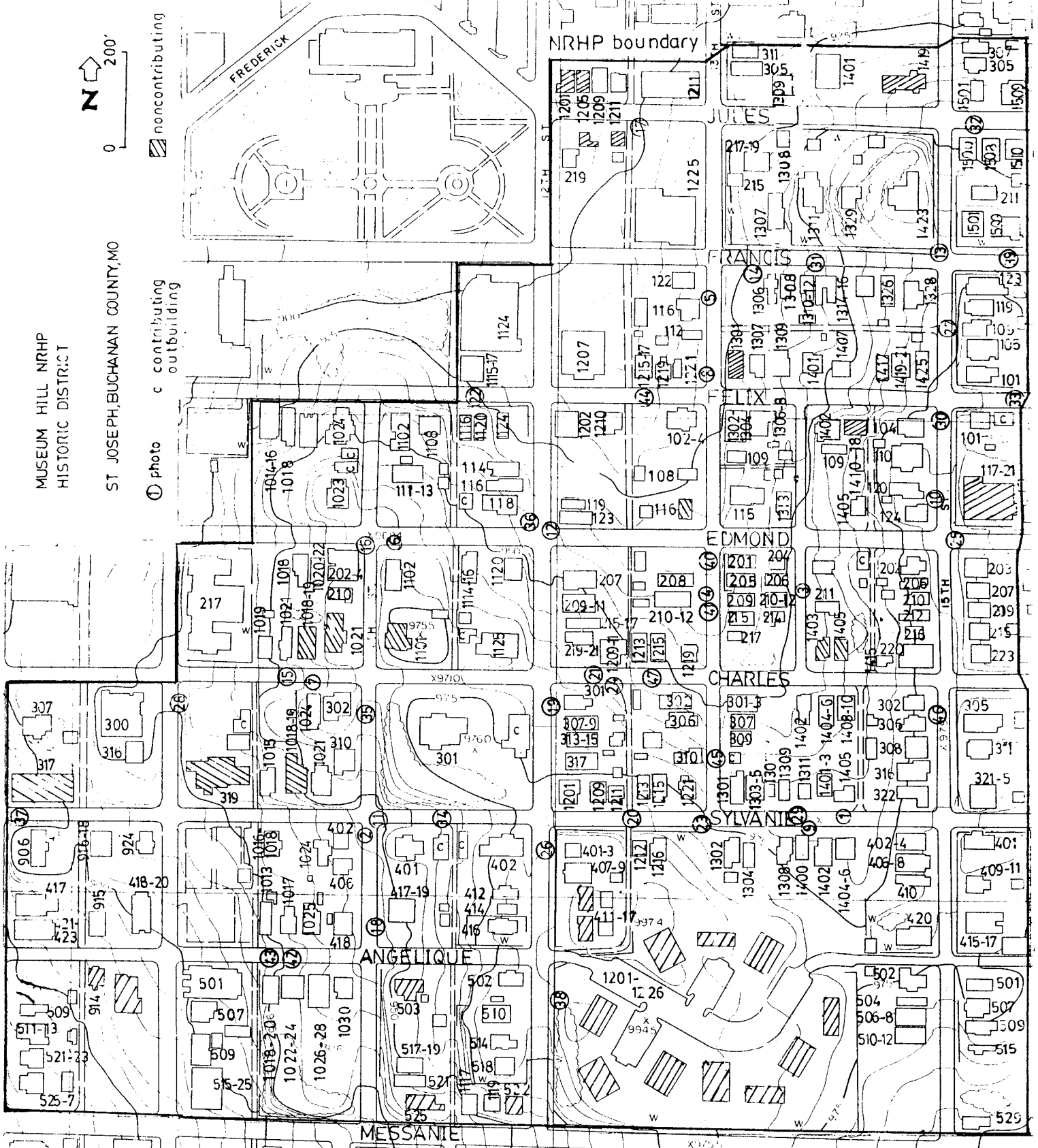
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MUSEUM HILL NRHP  
HISTORIC DISTRICT

ST JOSEPH, BUCHANAN COUNTY, MO



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outbuilding  
▨ noncontributing



MUSEUM HILL NRHP  
HISTORIC DISTRICT

ST. JOSEPH, BUCHANAN COUNTY, MO

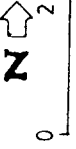
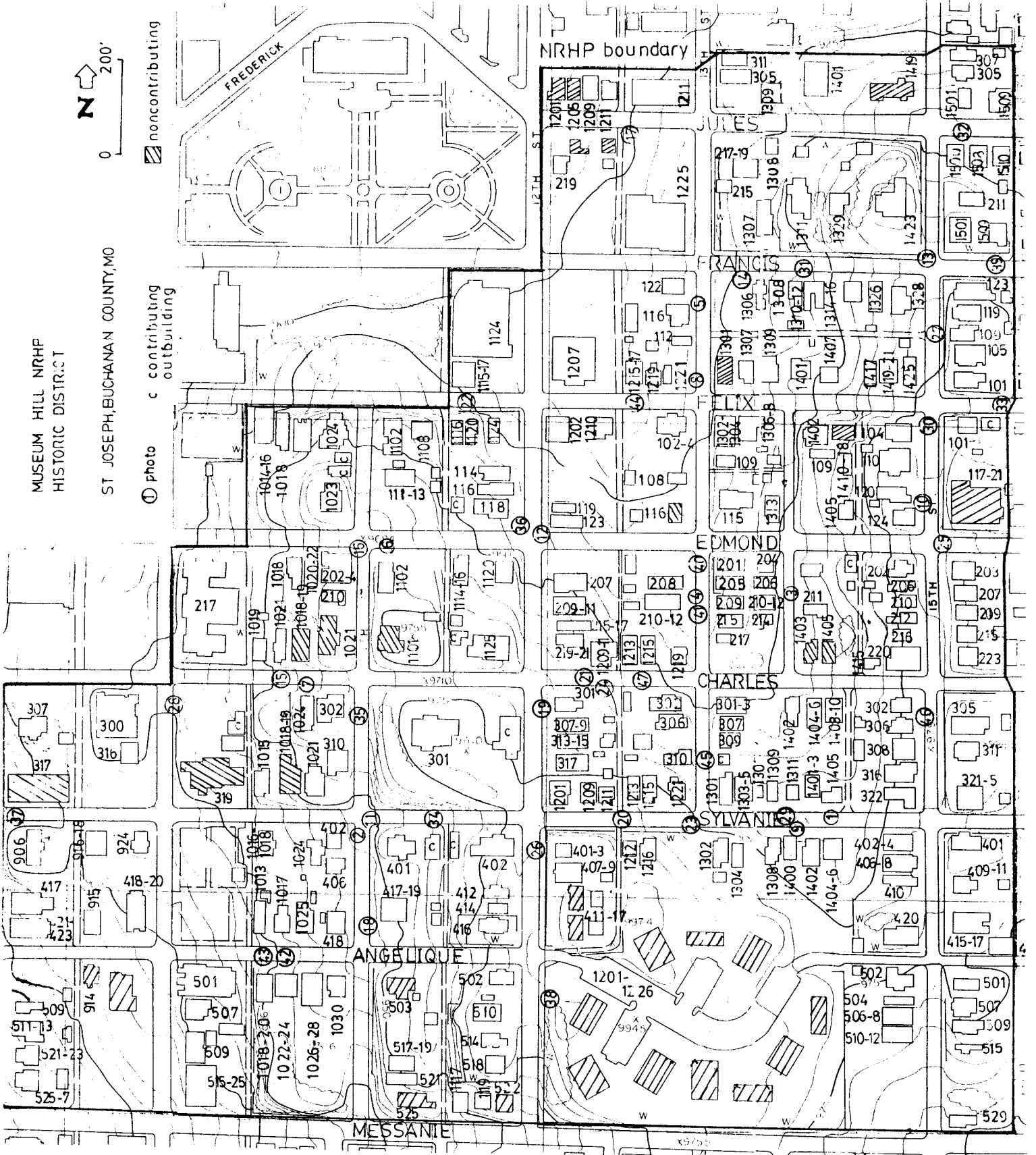
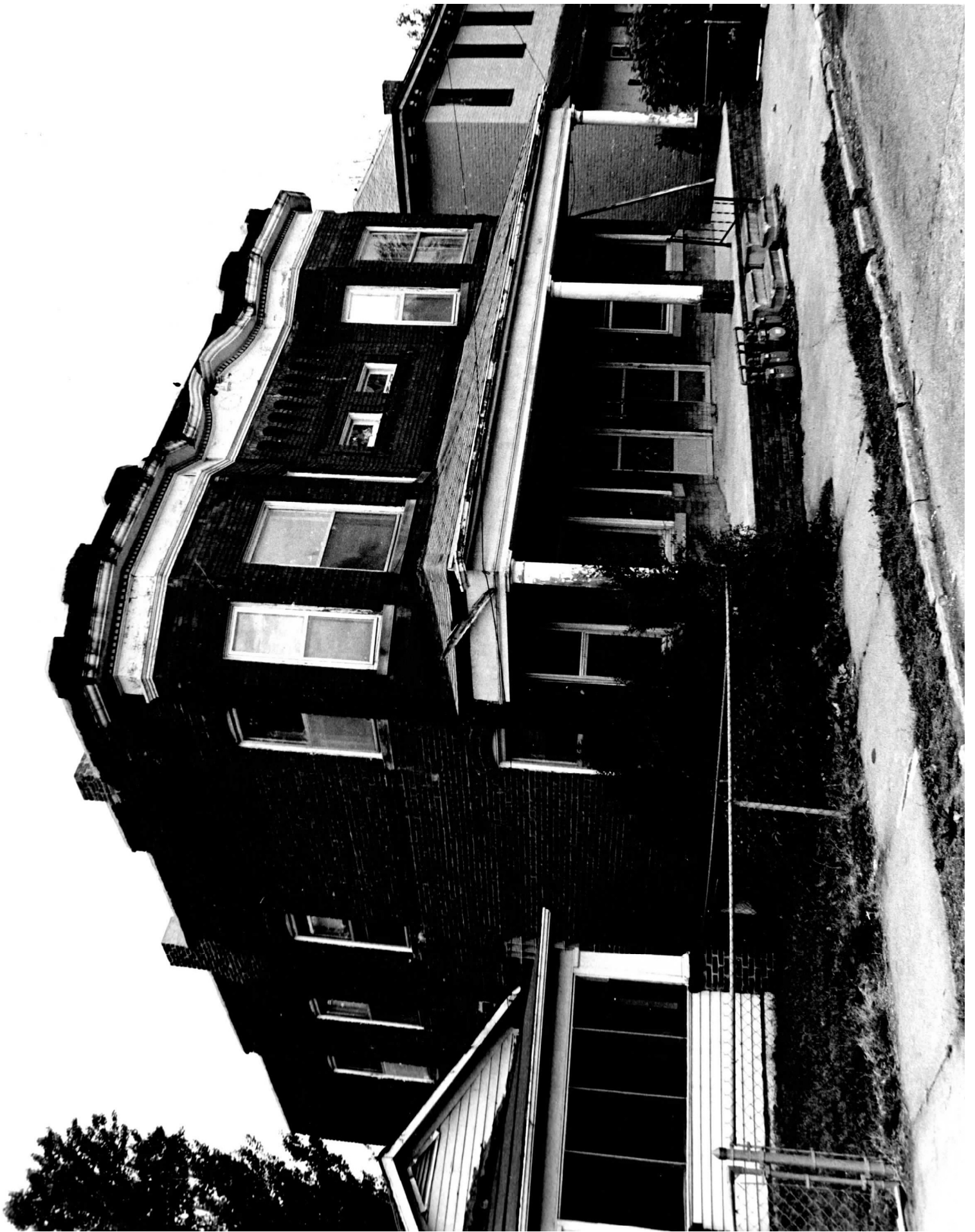


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outbuilding  
noncontributing

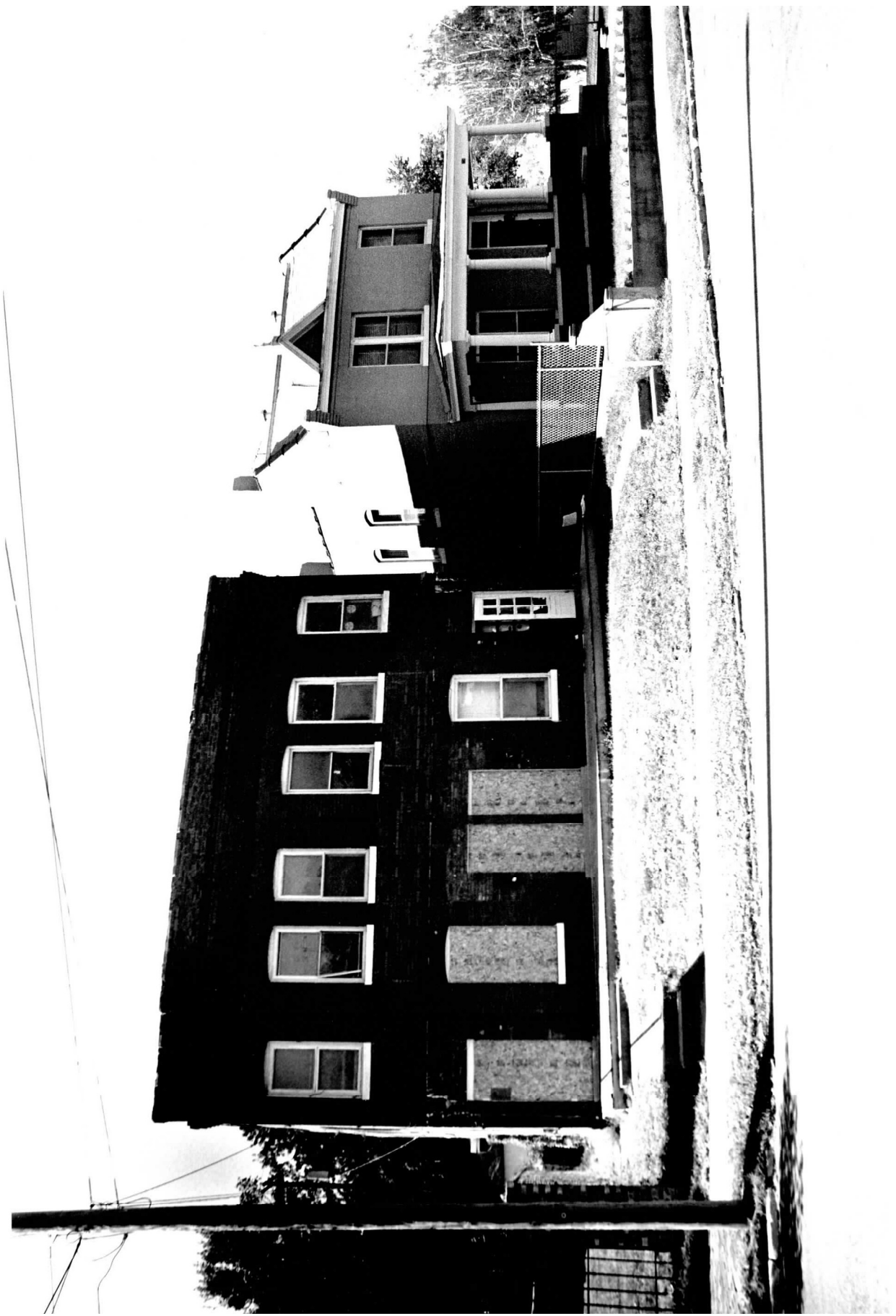






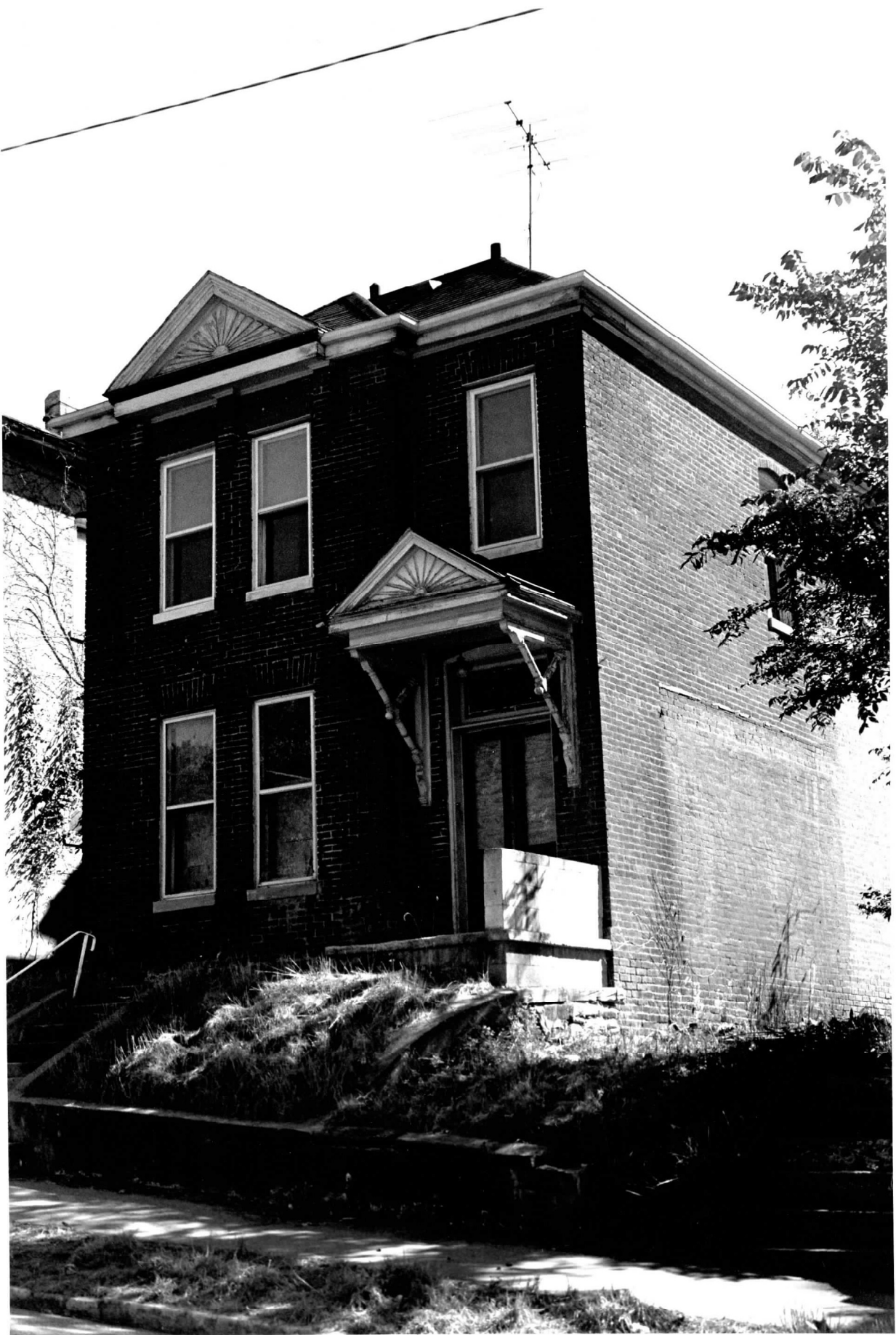




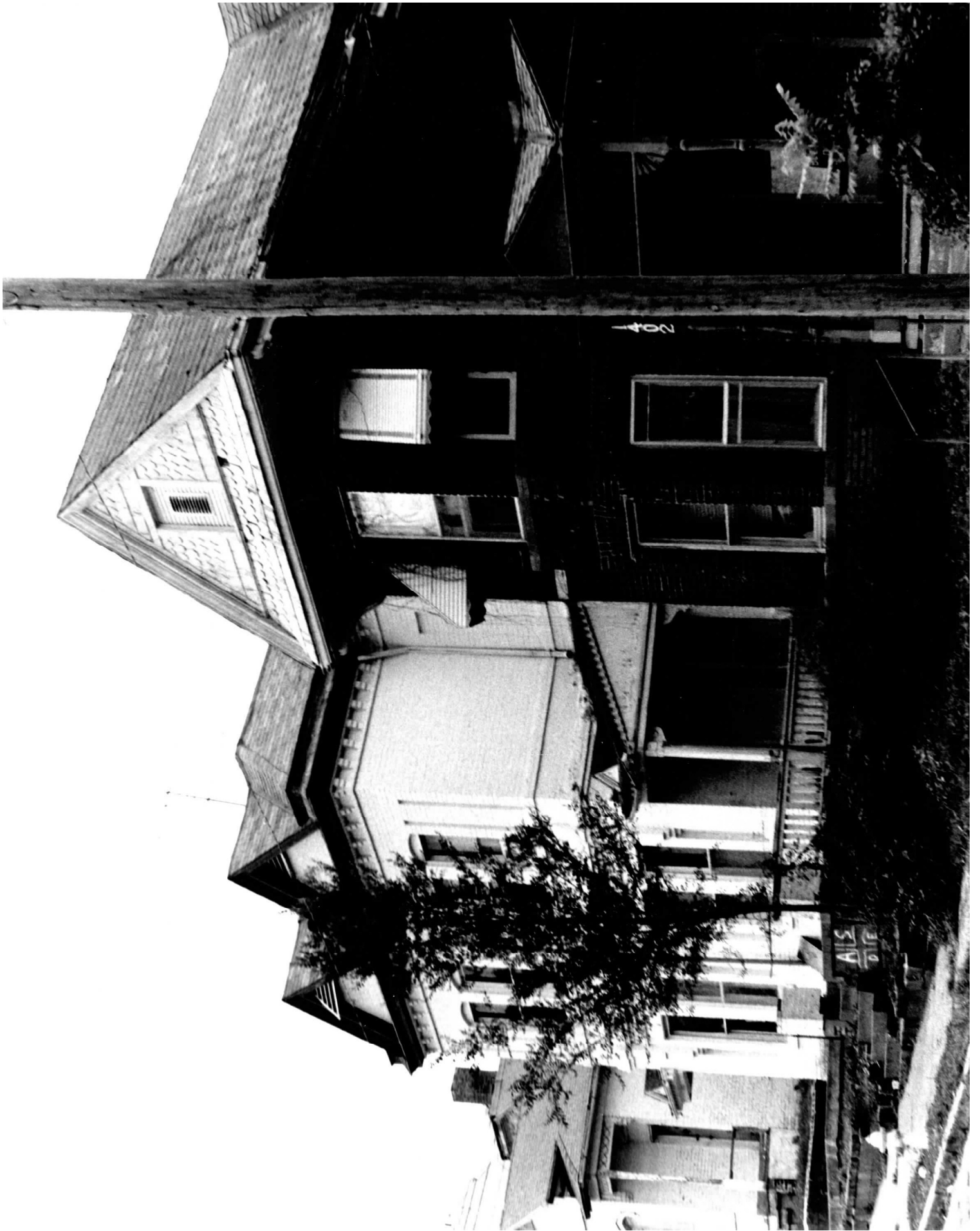












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