

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

=====

historic name: Virginia Flats

other name/site number: Summit Place Flats

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2. Location

=====

street & number: 516-518 and 520-528 N. 10th Street

not for publication: N/A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

Category of Property: Buildings

Number of Resources within Property:

Contributing	Noncontributing
<u>2</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>2</u>	<u>0</u> Total

Number of contributing resources previously listed in the National Register: 0

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

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.

G. Tracy Mehan III

4/13/92

Signature of certifying official

Date

G. Tracy Mehan III, Director,

Department of Natural Resources and State Historic Preservation Officer

State or Federal agency and bureau

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 Keeper

Date of Action

6. Function or Use

Historic: DOMESTIC

Sub: multiple dwelling

Current : DOMESTIC

Sub: multiple dwelling

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7. Description

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Architectural Classification:

Queen Anne
Colonial Revival

Other Description: _____

Materials: foundation BRICK roof ASPHALT
walls BRICK other WOOD
Stucco

Describe present and historic physical appearance. 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) : N/A

Areas of Significance: ARCHITECTURE
COMMERCE

Period(s) of Significance: 1888 1901

Significant Dates : 1888 1901 _____

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Eckel & Mann

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.
X See continuation sheet.

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9. Major Bibliographical References

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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: _____

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10. Geographical Data

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Acreage of Property: less than 1 acre

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>341700</u>	<u>4403720</u>	B	___	___	___
C	___	___	___	D	___	___	___

___ See continuation sheet.

Verbal Boundary Description: ___ See continuation sheet.
The nominated property occupies Lots 6, 7, 8, 9 and 10 in Snyder's Addition to the City of St. Joseph, Missouri.

Boundary Justification: ___ See continuation sheet.
The boundary includes the entirety of all of the city lots that have historically been associated with the property.

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11. Form Prepared By

=====

Name/Title: Deon K. Wolfenbarger, Preservation Consultant

Organization: Three Gables Preservation Date: 3/18/92

Street & Number: 9550 NE Cookingham Drive Telephone: 816/792-1275

City or Town: Kansas City State: MO ZIP: 64157

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Virginia Flats

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The Virginia Flats are two apartment buildings, historically associated, sitting adjacent on N. 10th Street in St. Joseph, Buchanan County, Missouri. The south building, 516-518 N. 10th, is a two-story, rectangular four-plex executed in the Colonial Revival style. The hipped roof structure has a full-length, one-story front porch. The north building, 520-528 N. 10th Street, is a larger two-story rectangular structure. The Queen Anne style apartment building contains fourteen apartments, seven on each floor. The roof is flat with a mansard section on the front (east) elevation. This primary facade is punctuated by several first story, arched recessed openings, each with recessed porches above on the second story. Also on the front elevation are second story oriel bays. Both apartment buildings are constructed of brick, and have multiple-story wood porches on the rear. The two structures are set back a short distance from the street on the small lots. The front yards are grass, with concrete steps leading from the sidewalk to the entrances. A small asphalt parking lot on the rear is reached by a drive on the north of 520-528 N. 10th. In addition to retaining their integrity of setting and location, the two buildings still possess their integrity of design, materials, and association.

The Virginia Flats are on located on the west side of N. 10th Street, between Robidoux and Church Streets, directly across from St. Joseph's Cathedral. The Virginia Flats are on the edge of a potential historic residential district in St. Joseph, identified in earlier survey work (Winder, 1988). N. 10th Street is one-way, with traffic headed north up the hill from the business district, which sits at a lower elevation. Historic Sanborn maps indicate that a number of multi-family dwellings surrounded the cathedral on the "hill". Many of these are still extant today from the Virginia Flats northward.

516-518 N. 10th Street

516-518 N. 10th Street is a two-story, brick rectangular four-plex with a brick foundation. It was constructed in 1901, and contains references to a prevalent architectural style of the period - the Colonial Revival style. The flat-topped hip roof of composition shingles has wide, overhanging enclosed eaves. A square cupola in the center has wood louvered slats and a metal hip roof. There are two hip roof dormers on the front (east) facade, both with two square single-pane fixed windows. The north and south slopes each have a brick chimney.

A one-story porch runs the full length of the front facade. It has a hip roof with composition shingles, and is supported by six

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fluted wood columns with Tuscan capitals. A central pedimented porch entry extends slightly from the porch and is supported by two identical columns. There are Adamesque garland decorations in the gable of the pedimented porch entry. Against the structure at both ends of the front elevation are engaged fluted pilasters. Above the porch column capitals rests a simple, wide wood entablature. Classical dentil detailing is under the eaves of both the porch and second-story roofs. The porch flooring is wood, and is one-step above the ground elevation.

The front elevation features a hard-glazed brick veneer with red colored mortar, while the mortar on the other elevations is white. The fenestration openings on the first story of the primary facade have flat arches with radiating brick voussoirs. Brick detailing is also found on the second story of the front facade, with dentil-like features under two small windows, and projecting brick belt courses at both the window sill and lintel levels.

The small front yard is raised a few feet above the level of the sidewalks, but drops off approximately twelve feet to the rear (west), exposing the basement. The rear elevation features a full-length, three-story, hip roof wood frame porch. The porch has simple square supports and square wood balusters and railings. The steps and porch flooring is wood as well.

The window and door treatment is varied on 516-518 N. 10th Street. Four identical front doors are situated in the central portion of the first floor. The wood doors have a single glass pane, with two panels above and two below. A glass transom is above each door. The doors are flanked by tripartite wood windows which are 1-over-1, double-hung sash. The central window is large, and is flanked by two narrow windows. Each of these tripartite windows has a single pane glass transom above. On the second story, immediately above the tripartite windows, are two wood oriel bays, each with three 1-over-1, double-hung sash windows. Above these bay windows is a wide, molded wood entablature. The 1-over-1, double-hung sash wood windows on the north and south elevations are identical, and feature simple rectangular openings with stone sills. The windows on the first story of the rear elevation are the same as well, but the basement and second story windows differ. The second-story windows are 1-over-1, double-hung sash, but have round-arch openings, while the basement windows have small square openings and are 2-over-2, double-hung sash. The rear doors are panelled

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wood. The second story doors have round arched openings, while the first story doors have rectangular glass transoms above.

The interior of 516-518 N. 10th Street consists of four apartments, each with six rooms. There are two mirror-image apartments on each floor. On the side walls of each apartment (north or south), four rooms are arranged in a shotgun manner, with the living room in front, two bedrooms in the middle, and a kitchen in the rear. A hallway is located on the interior wall of each apartment, leading to a dining room which adjoins the kitchen in the rear. The apartment bathrooms, stairs, and a window well are located in the building's center. The interior wood trim is simple. There are transoms above the doors into the hallways, and a pocket door between each living room and adjacent bedroom. Three units have oak floors which are historic, but not original; one apartment still retains the original pine flooring. The kitchen and bathroom floors in all apartments are vinyl however. The living room fireplaces have classically detailed wood surrounds with mirrors.

520-528 N. 10th Street

520-528 N. 10th Street was designed by the prominent St. Joseph architectural firm of Eckel and Mann in 1888. It is a two-story, brick rectangular building with a brick foundation executed in the Queen Anne style. The red brick on the front (east) elevation is set in running bond, but on the rear and south in common bond. The brick on the north elevation has been covered with stucco.

The roof is flat, with a mansard section along the entire front elevation covered with composition shingles. The front (east) facade is eleven bays wide, and provides entry to the fourteen apartment units from one-story, half-round arched recessed openings at the 2nd, 5th, 8th, and 11th bays. Above these entries on the second story are recessed porches flanked by engaged brick pilasters and decorated by arched wood spindlework friezes. The upper story square porch balusters are simple wood, as are the railings.

Each of the remaining bays has triple windows with 1-over-1, double-hung wood sash on the first story. These windows have arched brick openings, sandstone sills, and decorative wood dividers with bull's-eye crowns. Above each of these windows are wood oriel bays, each with three 1-over-1, double-hung windows. Below the windows, the oriel is sheathed in square wood shingles. Above the windows is a three-part entablature, which connects

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with the strong cornice-line detailing along the entire front facade of the building.

The windows on the side and rear elevations are single 2-over-2, double-hung sash wood, set in arched brick openings. The front doors are four-paneled wood, with a single large fixed pane of glass. A rectangular transom window is above, and the entire door opening is set in arched brick. On the rear elevation, the first and second story doors are two-paneled wood, also with a single large fixed pane of glass and rectangular transom window above. The basement level doors are solid wood, with four panels. All rear doors have arched brick openings.

The lot is level in the front, but drops off approximately twelve feet to parking in the rear, exposing the basement on the west elevation. The rear or west facade features a three-story, shed-roof wood porch which covers the entire elevation. The porch has simple square wood supports, balusters, and railings, as well as a wood floor and steps.

The interior of 520-528 N. 10th Street consists of fourteen, five-room apartments - seven on each floor. The rooms are arranged in a shot-gun manner, with the living room on the front, two bedrooms in the middle, and the kitchen on the rear. Also in the rear, adjacent to the kitchen, is the bathroom. A hallway runs along one side of each apartment, and stairs to the second story apartments separate the units. Three interior window wells provide light to the center rooms in the interior apartments. The interior wood trim is fluted and features a bull's-eye motif at the upper corners of the door and window openings. The interior doors have five panels, and those leading from the halls to the rooms have a glass transom above. Between the living room and the front bedroom is a large, rectangular opening. Some apartments still contain the pocket doors original to these openings. The openings which are missing the pocket doors have been left open and are finished with wood trim. The floors are oak, with vinyl in the kitchens and bathrooms. Focal points of the two front rooms are the polished granite fireplace surrounds with decorative Victorian glazed tile hearths.

A drive on the north side of 520-528 N. 10th leads to a recently asphalted parking lot behind both buildings. The lot drops steeply off at the western edge of the parking lot, where a few large deciduous trees are located. Between the two apartment buildings are wood stairs with square wood balusters and rails, leading down to a brick alley.

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The Virginia Flats have been recently rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation work included reconstruction of both rear porches and reconstruction of the front oriel windows on 520-528 N. 10th, following the original design and utilizing similar materials. Missing exterior doors were replaced by custom-made ones identical to the original in design. Missing or deteriorated woodwork was replaced in-kind. Interior work included new plumbing, electrical, and HVAC systems. Original wood trim, fireplaces and tile were retained. Missing doors were replaced with ones similar in design to the original. Plaster walls were covered with sheetrock. The rehabilitation was preliminarily certified under the historic tax credit program in 1991. Also in 1991, the apartments received a local preservation award from the St. Joseph Landmark Commission.

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SUMMARY

The Virginia Flats, 516-518 and 520-528 N. 10th Street, St. Joseph, Buchanan County, Missouri, are significant under Criterion A in the area of COMMERCE and Criterion C in the area of ARCHITECTURE. Under Criterion A, the flats are representative of the speculative real estate boom that occurred during St. Joseph's Golden Age (see multiple property submission, "Historic Resources of St. Joseph, Buchanan County, Missouri: Wholesale Distribution in St. Joseph, 1866-1914"). In 1888, the Queen Anne style building at 520-528 N. 10th Street was constructed as flats for Frederick Snyder, a business entrepreneur who speculated in real estate. In 1899, Snyder defaulted to George T. Hoagland, also a speculator in St. Joseph real estate, although on a much larger scale: Hoagland constructed the flats at 516-518 N. 10th Street in 1901 in a Colonial Revival style. The Hoagland family retained ownership of the buildings until 1919, a date which coincidentally approximates the end of the boom of real estate speculation in St. Joseph. The Virginia Flats are also significant under Criterion C as essentially unaltered, representative examples of the Multiple Family Residential property type, as defined in the MPS "Historic Resources of St. Joseph, Buchanan County, Missouri." In particular, 520-528 N. 10th Street, designed by the prominent St. Joseph architectural firm of Eckel & Mann, is an excellent example of a Queen Anne style flat building. Its design and architectural features distinguish it among the other examples of this property type in St. Joseph.

ELABORATION

Commerce

St. Joseph emerged after the Civil War as a center of wholesale trade in the western United States, which in turn led to an explosion in the city's population. A pressing need for housing, coupled with investors who had made fortunes from the wholesaling and related industries, led to multiple family residential buildings becoming a popular form of investment. Frederick B. Snyder, and later George T. Hoagland, are representative of the speculative investors who financed the construction and operation of this property type during St. Joseph's Golden Age.

Frederick B. Snyder began real estate speculation comparatively early in St. Joseph's history. In 1857, he purchased four acres of land which was to eventually include the Virginia Flats ("Abstract of Title.", 1981). The city directories of this period reveal that Snyder was involved in real estate

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professionally. In 1859-1860, he was a real estate agent and provided services such as surveying, appraisals, paying taxes for non-residents, as well as buying and selling lots and stocks. Snyder remained in the real estate profession at least through the 1860's. Although his office was downtown, his residence was on 9th Street in the same city block where the Virginia Flats would eventually be constructed (St. Joseph City Directories, 1859-1869).

In 1880, Snyder platted an addition to the City of St. Joseph known as "Snyder's Addition". It included the land between N. 9th and 10th Streets, from Robidoux north to Isadore ("Abstract to Title.", 1981). As was fairly common in St. Joseph, Snyder developed in the area near his residence, allowing him to keep track of his investment. In September of 1888, he took out a building permit for a \$15,000.00 building on lots 6-10 of Snyder's Addition. One month later, his wife Virginia took out another permit for a \$4,000.00 building on lots 6 and 7 of Snyder's Addition (Building Permit Records). During this same period, the Snyders secured a mortgage on the property from George T. Hoagland for \$25,000.00 ("Abstract to Title.", 1981).

Frederick Snyder continued to borrow against the property throughout the next decade. In 1899, though, Snyder defaulted on his loans, and sold this and other properties to George T. Hoagland. The south portion of the Virginia Flats property was sold for \$2325.00, probably indicating that at this time it no longer contained a building. The north portion, lots 7 through 10, sold for \$18,600.00 (Ibid.). At this time, Frederick Snyder had retired from business, and was a tenant (at "1 Virginia Flats") in the building which he formerly owned (St. Joseph City Directories, 1900).

George Tunis Hoagland arrived in St. Joseph in 1852, and established the first lumberyard in the city that same year (Rutt, 1904). The lumber business in St. Joseph was so profitable that he remained in it for several decades. Hoagland also established lumber businesses in Omaha, Council Bluffs, and Hannibal, Missouri, as well as Eau Claire and Chippewa Falls, Wisconsin. As a result, he was one of the most prosperous business men in northwest Missouri (Ibid.).

Hoagland retired from the lumber business around 1880. At approximately the same time, he inaugurated a real estate and loan business (Ibid.). As did so many other St. Joseph residents who had accumulated wealth during the "Golden Years", he began to

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invest his fortunes in numerous real estate holdings across the city (see MPS "Historic Resources of St. Joseph, Buchanan County, Missouri", associated context "Wholesale Distribution in St. Joseph, 1866-1914"). In 1902, the Hoagland Loan & Investment was organized, for the purpose of making realty loans in the St. Joseph vicinity. As one of the largest companies of its kind in northwest Missouri, it "met with deserved success" (Rutt, 1904). His entire family eventually became involved with the business, including sons Theodore and George A., his daughter Emaline, and son-in-law Benjamin R. Vineyard, a prominent St. Joseph attorney (Ibid).

In 1901, Hoagland took out a building permit for \$6,000.00 for lot 6 in Snyder's Addition, constructing the present building at 516-518 N. 10th Street (Building Permit Records). Together with 520-528 N. 10th Street, the two buildings were referred to as the "Virginia Flats" by the city directory. In 1902, both "Virginia Flats" and "Summit Place" are used as reference. By 1904, the two structures were listed as Summit Place, and have retained that name to the present date (St. Joseph City Directories, 1898-1904).

George T. Hoagland died in 1903, but the Virginia Flats remained under the ownership of the Hoagland family until 1919 ("Abstract to Title."). From that point, the property has changed hands several times. In each transfer, however, the two buildings have been sold together as one transaction. They have thus remained associated through property ownership, as well as operation and management; first as the Virginia Flats, and then the Summit Place Flats. The current property owner has recently completed a preliminarily certified rehabilitation through the federal historic tax credit program.

Architecture

Examples of the Multiple Family Residential property type (as defined in the MPS "Historic Resources of St. Joseph, Buchanan County, Missouri") were constructed throughout much of St. Joseph's history, but were particularly prevalent during the associated historic context "Wholesale Distribution in St. Joseph, 1866-1914". The Virginia Flats are representative examples of the "flats" subtype of multiple family residences. Flats varied in floorplans, with the buildings at the Virginia Flats representing two of those variations. 516-518 N. 10th Street contains four units, with a central hall separating two halves with one-over-one units. 520-528 N. 10th Street is an

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example of a multiple attached building, which resembles townhouses, but differs from that sub-type in that an entire family's dwelling unit is on one floor rather than two. Historic Sanborn maps of St. Joseph reveal that the fourplex plans were quite common, while the multiple attached building floorplan was relatively rare (Sanborn-Perris Map Co., 1882, 1888, 1897).

The two "flats" are also good representative examples of the architectural styles which were prevalent during their corresponding period of construction. 520-528 N. 10th Street, constructed in 1888, contains many standard features of the Queen Anne style, adapted to a multiple family residence. 516-518 N. 10th Street, on the other hand, is a smaller fourplex constructed in 1901. Its design elements are reflective of the Colonial Revival style as applied to a simple vernacular form. Both buildings have a high degree of integrity in all areas of consideration.

In addition to both buildings being excellent examples of the Multiple Family Residential property type, 520-528 N. 10th Street is significant for its association with the firm of Eckel & Mann. For the design of the building at 520-528 N. 10th Street, Frederick Snyder employed the services of the prominent St. Joseph architectural firm of Eckel & Mann (Prawl, 1989). E.J. Eckel, along with his partners and his associates (which have included George R. Mann and Harvey Ellis), are credited with designing over 350 buildings in St. Joseph (Ibid.). Recent studies have been undertaken which will more thoroughly document the significance of Eckel's work in St. Joseph.

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BIBLIOGRAPHY

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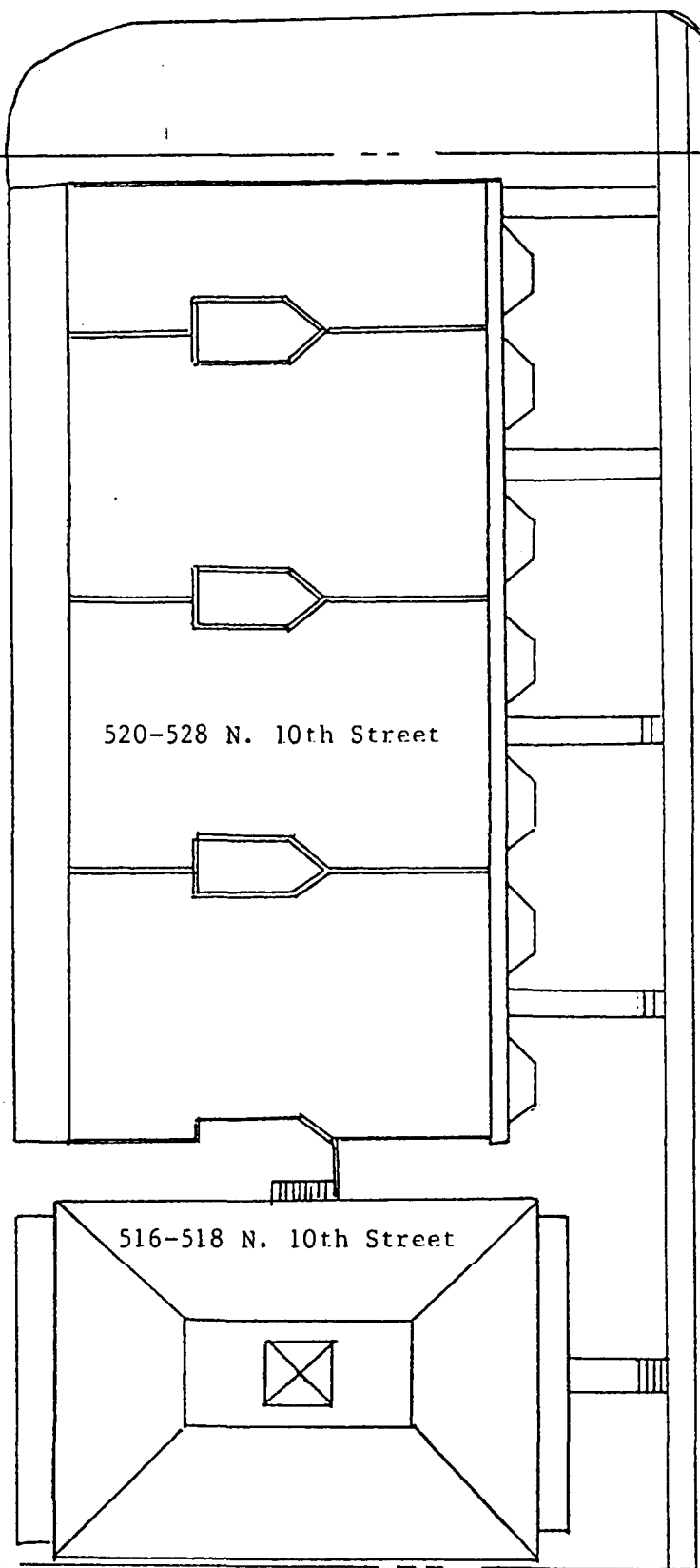
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St. Joseph City Directories - 1859-60, 1861, 1867-68, 1868-69, 1874, 1878, 1883, 1890, 1894, 1895, 1897, 1898, 1900, 1902, 1903, 1904, 1906.

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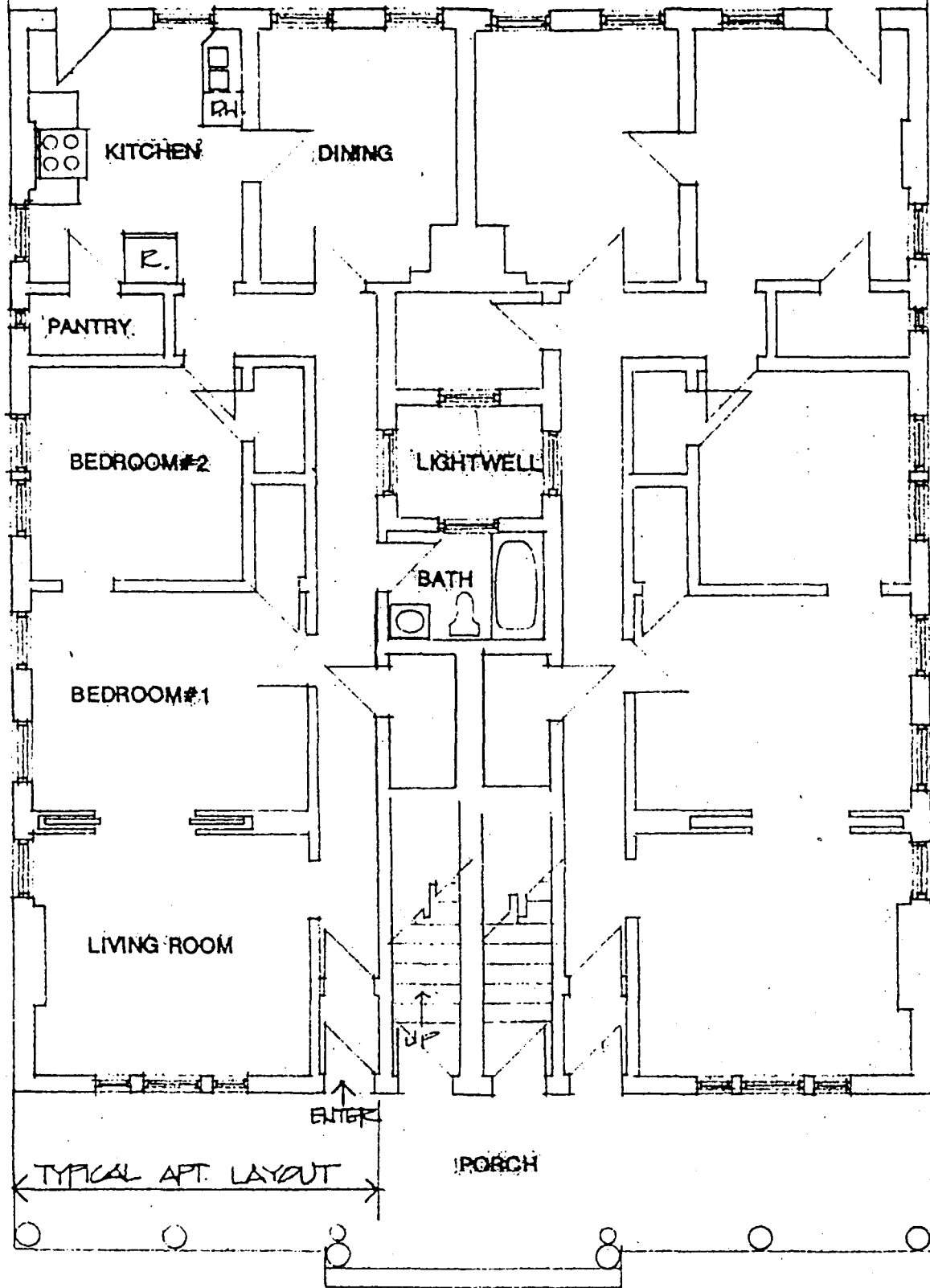
Wolfenbarger, Deon K. "Historic Resources of St. Joseph, Buchanan County, Missouri." National Register of Historic Places, Multiple Property Documentation Form.



TENTH
STREET


Virginia Flats
St. Joseph, Buchanan County, Missouri

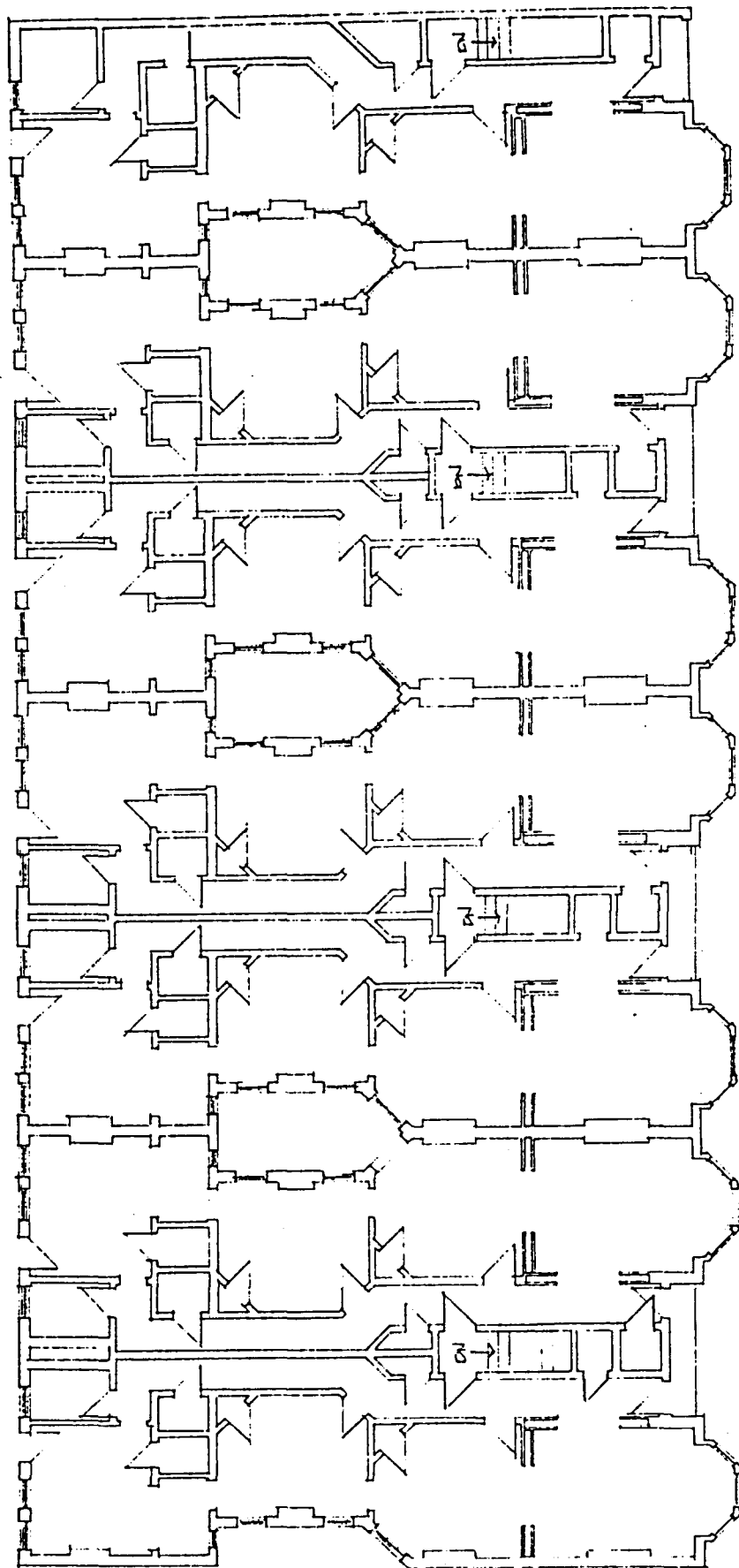
North 
Scale: 3/8"=1'-
(approx.)



VIRGINIA FLATS
 516-518 N. 10th Street
 St. Joseph, Buchanan County, Missouri

FIRST FLOOR PLAN (second floor identical)

SCALE: 1/8" = 1'-0" North 

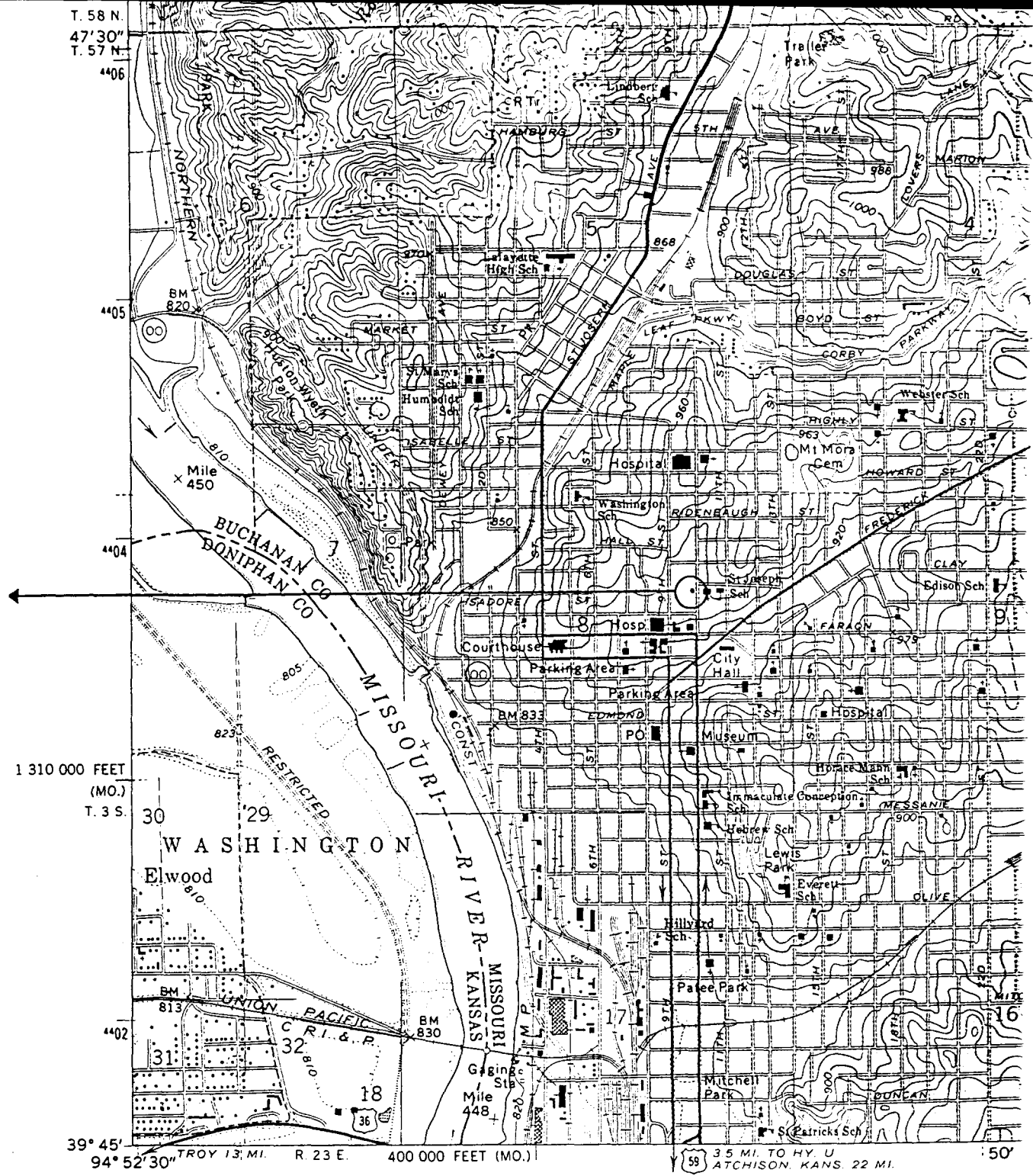


VIRGINIA FLATS
520-528 N. 10th Street
St. Joseph, Buchanan County, Missouri

SECOND FLOOR PLAN (first floor identical)
SCALE: 1/16" = 1'-0"



VIRGINIA FLATS
 St. Joseph, Buchanan County, Missouri
 UTM 15I 341700E; 4403720



1 310 000 FEET (MO.)
 T. 3 S.

(HALLS)
 7063 III NW

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by photogrammetric methods from aerial photographs taken 1969. Field checked 1971

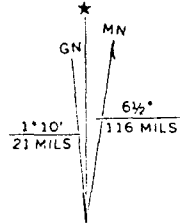
Polyconic projection. 1927 North American datum
 10,000-foot grid based on Missouri coordinate system, west zone and Kansas coordinate system, north zone
 1000-meter Universal Transverse Mercator grid ticks, zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1977. Map edited 1978. This information not field checked

Purple tint indicates extension of urban areas



UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

F

Virginia Flats

516-518 N. 10th St. St. Joseph, MO

St. Joseph, MO.

Dean Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av., St. Joseph, MO, 64501

East facade, facing west

#1



Virginia Flats

516-518 N. 10th St.

St. Joseph, MO.

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av.; St. Joseph, MO. 64501

West (rear) elevation; facing east

#2



Virginia Flats

516-518 N. 10th St.

St. Joseph, Mo.

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av., St. Joseph, MO.; 64501

Interior fireplace; 1st floor, south apartment; facing south

#3



Virginia Flats

520-528 N. 10th St.

St. Joseph, MO.

Deon Wolfenbarger

2-6-92

Tom Nelson, 1109 Frederick Av.; St. Joseph, MO 64501

East (front) facade, facing northwest.

#4



Virginia Flats

520-528 N. 10th St.

St. Joseph, MO

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av.; St. Joseph, MO.; 64501

East and north elevations, facing southwest

#5



Virginia Flats

520-528 N. 10th St.

St. Joseph, MO.

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av.; St. Joseph, MO 64501

East elevation, window & entry detail; facing west

#6



Virginia Flats

520-528 N. 10th St.

St. Joseph, MO

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av.; St. Joseph, MO 64501

West (rear) elevation; facing northeast

#17



Virginia Flats

520-528 N. 10th St.

St. Joseph, MO

Deon Wolfenbarger

2-6-92

Tom Nelson; 1109 Frederick Av.; St. Joseph, MO 64501

Interior, 2nd Floor apartment, facing east

#8



EXTRA
PHOTOS

