

518 NORTH TWELFTH STREET (HOUSE)
St. Joseph
Buchanan County
Missouri

HABS No. MO-1908

HABS
MO-1908

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MIDWEST REGIONAL OFFICE
National Park Service
U.S. Department of the Interior
1709 Jackson Street
Omaha, NE 68102

518 NORTH 12TH STREET (House)

Location: 518 North 12th Street
Lot 10, Finks Addition
St. Joseph, Buchanan County, Missouri

Date of Construction: 1888

Present Owner: Pat Conway, Trustee, Buchanan County

Present Use: Vacant

Statement of Significance:

This property has been determined to be eligible for listing in the National Register of Historic places as a contributing property in the potential Cathedral Hill Historic District.¹ The potential district may also qualify for inclusion in the National Register Multiple Property Documentation, "Historic Resources of St. Joseph, Buchanan County, Missouri" under the context "Wholesale Distribution in St. Joseph, 1866-1914." Although it is deteriorated, the structure retains sufficient integrity of design and association to demonstrate a sense of time and place and thus is significant as a contributing element in the potential district.

The residence is significant as a tangible example of the impact of the commercial and industrial growth and wide-spread wealth during the "Golden Age" of St. Joseph in the 1880s and 1890s, and is representative of the financial status and aspirations of the community's growing middle class. The building is architecturally significant as a representative example of the Victorian style, single-family residence common to the community. In particular, it is an example of the locally popular vernacular Italianate single-family residence. As such, it embodies distinctive characteristics of the Italianate style so prevalent in Victorian America and also reflects specific adaptations to the building preferences of the community.²

Historian: Sarah F. Schwenk
Preservation Consultant
November 29, 1992

Part I. HISTORICAL INFORMATION

A. Physical History:³

1. Date of Erection: 1888
2. Architect: Unknown
3. Developer/Builder: Unknown
4. Original Owner: R. Uhlman

B. Historical Context:

Western Outfitting in St. Joseph, 1843-1865

In July of 1843, Joseph Robidoux filed the original town plat for St. Joseph, Missouri at a point where Blacksnake Creek joined the Missouri River. Robidoux located the town at the site where he operated a trading post.⁴ At the time of the platting of the town, the population of the settlement was about 200 people. By December 1843, the population showed an increase of 300. The town's incorporation in 1845, and the relocation of the Buchanan County seat in 1846 from Sparta to St. Joseph firmly established the community's regional prominence. At this time a visitor to the area, described St. Joseph as a town of "... 350 houses, two churches, a city hall and a jail."⁵ Early records also indicate the presence of a city market, a meat market, several general merchandise establishments, warehouses, blacksmith and plow manufacturing shops, wagon and saddle makers, a carriage shop, flour and lumber mills, a livery shop, a dray operator, a bakery, a rooming house and several hotels, a ten pin alley "resort," a barber, a shoemaker, a tailor, a money lender, and a jeweler.⁶

Initially the westward immigration of the mid-1840s had little effect upon the community. Many emigrants, primarily those bound for Oregon passed through St. Joseph on their westward journey, but settlements "down river" predominated as "jumping off" points.⁷ The discovery of gold in California in 1848, however, had a significant impact. Between early April and mid-June 1849 over 6,000 emigrants left St. Joseph to travel west. Between March and October of that year, entrepreneurs and settlers erected approximately 123 buildings.⁸ Many emigrants chose to remain in St. Joseph to share in the fortunes that were being made. Between 1846 and 1850 the population jumped from 800 to 3,460.⁹ St. Joseph was, by 1851, the furthest north and west that could be reached by steamboat before embarking on the overland trip west. As a result, the town quickly became one of the major points of embarkation along the Missouri River. That same year, the Missouri Legislature

incorporated St. Joseph as a city.¹⁰ The city hired a wharfmaster to direct the river traffic and an engineer to oversee construction of streets, water lines and sewers.

While the westward expansion of the mid-nineteenth century contributed to the growth and development of St. Joseph, the economy of the city was not based solely on outfitting the thousands of westward bound gold seekers and emigrants passing through St. Joseph. During the 1850s, nearby Fort Leavenworth was the general depot for the distribution of supplies to all forts throughout the West. Supplying the military with goods and livestock became a lucrative economic market and the military trade helped establish St. Joseph as a regional trade and outfitting center.¹¹ The competition of the Hannibal and St. Joseph Railroad line in 1859 was the final component in securing St. Joseph's prominence as a major outfitter to the West. St. Joseph continued to serve as the western most railroad terminus for more than ten years until the Union Pacific Railroad completed lines through Omaha and Council Bluffs in 1869.¹²

The gold seekers bound for California, the settlers moving west to establish new homes, and the military purchasing agents pumped thousands of dollars into the pockets of St. Joseph's merchants and manufacturers. These fortunes established St. Joseph as a significant regional commercial and financial center. Property values rose from \$40,000 in 1845 to \$583,000 in 1850, and reached \$14 million by 1860.¹³

During the 1840s and 1850s, the first generation of settlers erected their residences and businesses near the river on the bottom of a valley formed by the bluffs on the north, east, and south. This was due, in part, to the focus on catering to the emigrants who passed through St. Joseph on their way west. Initially commercial buildings stood alongside residences, but soon a commercial center evolved with domestic structures located a little distance away. The town's center remained near the river landing as late as 1857. In that year plans to build a church at 7th and Francis streets caused a great deal of controversy as the townspeople felt the location was too far out in the country.¹⁴

The question became moot by 1860 when the town's population reached 8,932. The old commercial center and surrounding area by the river landing could not comfortably accommodate the amenities demanded by the growing number of settlers. Schools and churches led the movement away from the commercial center. More and more of the town's leading citizens moved their residences to what became a more prestigious area--the hills overlooking the original town site near the Missouri River.¹⁵

Most of the early residences were modest vernacular buildings, some of which reflected simple manifestations of the Greek Revival style. As a whole, they reflected the traditional building patterns of the area's settlers who were from the upper south. They brought with them a decidedly southern culture and building traditions. The predominant residential building form was originally the log building tradition. Later, as the town and the prosperity of its citizens grew, the hall and parlor and the I-house building forms with Greek Revival design elements appeared. Despite the widespread affluence of the late 1840s and 1850s which provided a large segment of the population with the financial means to build larger homes of high style designs, most of the buildings erected prior to the Civil War remained restrained in appearance.¹⁶

The Civil War brought a halt to most business and construction in St. Joseph. Residents were divided in their sympathies, as was much of Missouri. To maintain order in the region, Federal troops occupied the city. Although St. Joseph served as a military supply and mobilization center, the government prohibited residents from participating in the trade. Virtually no structures were built or improvements made to the town infrastructure during this period. The assessed valuation of property fell from \$5,126,249 in 1860 to \$3,384,145 in 1864. Between 1861 and 1865 the population decreased from 10,000 to 7,500.¹⁷

The Railroad City, 1866-1900

After the end of the Civil War, prosperity returned quickly to St. Joseph. In the first two years following the war some 3,000 buildings were erected.¹⁸ By 1870 the population had increased to 19,565 and the value of property nearly tripled to \$11,283,435.¹⁹ Throughout the 1880s and 1890s the population continued to grow at a tremendous rate, to 32,431 in 1880, and 52,324 in 1890, a 700 percent increase in population since the close of the Civil War.²⁰ Due to the tremendous growth and the wealth associated with the emerging post-war wholesale, manufacturing and banking industries, the era came to be known as the "Golden Age" of St. Joseph.

The changes in the physical size and nature of the city reflected the impact of the rapidly expanding population. In 1843, the boundaries of the river town were merely the 160 acres that Robidoux platted. By 1900 the city encompassed thirty-five square miles.²¹ A moderate-sized town became a large-sized metropolis. Four stages of growth marked the era. St. Joseph began a steady growth the 1870s which accelerated into the boom economy of the 1880s. The panic of 1893 and subsequent decline in farm and industrial prices brought about a short-term depression. In St. Joseph, the economy remained stable and there existed a slow stage

of growth in the mid-1880s. By the end of the decade, the beginnings of national recovery from the depression and the emergence of a profitable meat-packing industry marked a new era of growth.

The post-war economic growth was due to St. Joseph's geographical location and an extensive network of railroads. The city was in the center of a cluster of cities: Kansas City, Leavenworth, Nebraska City, Council Bluffs, and Omaha. The vital connecting link between all these regional market centers was the railroad. Railroads had, by 1868, replaced steamboats as the dominant means of transporting goods. The unreliable and seasonal nature of river transportation, and the speed of transportation over shorter overland routes made the rails an efficient and cheaper shipping alternative. Beginning in the late 1860s, railroad construction connected St. Joseph to Council Bluffs and Kansas City and opened a new route to Chicago and points further east. During the next twenty years, ten railroads built lines to St. Joseph making important connections with St. Louis, Kansas City, Chicago, Denver, and many other markets. By 1900, the city received over 100 passenger trains daily on six trunk lines.²²

The railroad facilities which eventually connected St. Joseph with virtually all the market centers in the country promoted the transition of the city from outfitters of emigrants to wholesale suppliers to western retailers. Factories in the eastern and southern states sent their products to jobbers in St. Joseph who then shipped them onward to western businesses. Coinciding with the growth in the wholesale industry, was the emergence of manufacturing and retail concerns. As early as 1873 there were thirty-nine exclusively wholesale houses and over 300 retail houses. By 1887 the grocery/dry goods trade employed 600 men in seven wholesale grocery houses and 120 retail houses. The clothing business employed nearly 250 persons at four wholesale houses and twenty-one retail stores. Other wholesale and retail businesses included hardware, boots and shoes, wine and liquors, drugs, machinery and implements, tobacco and cigars, wool and furs and furniture and carpets. The city's gross business in wholesale goods alone surpassed other cities in the region by over two million dollars.²³

The capital from these profitable businesses led to the development of a large banking and financial center. By the end of the century, the city boasted nine incorporated banks, three of which held national charters. The town was known for solid credit and stable land values. St. Joseph was one of the wealthiest cities for its size in the United States.²⁴

Public Improvements

The era of prosperity and growth brought extensive public improvements. In 1866, the city appropriated \$60,000 for macadamizing the streets, and by 1873, there were twenty eight miles of paved streets. In that same year the first street car line began operation and, in 1874, the first telephone exchange installed its lines.²⁵ The gas company, which changed hands several times, finally became firmly established by 1878 and four years later an electric plant was completed. During the next ten years, electricity and gas service expanded to households and businesses throughout the city.

The completion of the city's waterworks in the early years of the 1880s ultimately provided storage for seventeen million gallons of water and led to installation of ten inch water mains. A modern water system promoted an improved and expanded fire department. In 1887, the city initiated over thirty million dollars in internal improvements.²⁶ The ambitious public works program and resulting private investment into the city's infrastructure resulted in electrification of the street lighting system, approximately forty-eight miles of paved streets, fifty-three miles of sewers, almost seventy-five miles of brick sidewalks and forty miles of double street car track.²⁷

Residential Neighborhoods in the Golden Age

It was natural that those who grew wealthy during this period required larger and more prominent homes. The higher elevations surrounding the original town which had started to be settled prior to the Civil War, remained as prestigious neighborhoods throughout the century. The nouveau riche and an aspiring middle class built striking mansions and more modest facsimiles by the dozens north and east of the old downtown center. These "outlying" neighborhoods of larger, elaborate homes along with new schools, hospitals, country clubs and tens of churches remained primarily residential, while the original town district gradually became entirely commercial/industrial.

South of the commercial core and literally on the other side of the tracks from the affluent residential neighborhoods were the residences of the working class. As early as 1873, four building associations financed modest homes for tradesmen. As a result, St. Joseph boasted a considerable stock of simple vernacular single-family residential structures. An 1881 history of the city noted the presence just outside the business district of neat frame and brick residences of the artisans, mechanics and shopkeepers.²⁸ While not as luxurious as the upper class neighborhoods, the residential area south of the commercial center boasted many of the same amenities in the form of schools, churches, grocery stores, and transportation services.

Rounding out the housing stock available to the rapidly growing city was a large number of rental properties located throughout the working class neighborhoods to the south and the middle-class neighborhoods to the north and northeast. This large and varied rental market included town houses, simple single-family residences, duplexes, flats and apartment buildings.²⁹

The residences of the post-war wealthy departed from the classical traditions of the antebellum period and embraced the more flamboyant styles of the late Victorian era. The homes of the aspiring middle class and professionals imitated, on a reduced scale, the large elaborate mansions. The result was a large number of relatively modest, vernacular adaptations of the popular Queen Anne, Second Empire and Italianate styles. The simple residences found in working class neighborhoods were distinguished not so much by any academic architectural influences, but by their simple variations in floor plans and shape.³⁰

Structurally and in design, the residences from this period also reflected the advances in building techniques, the available building materials and the presences of a large number of skilled craftsmen. Residential dwellings constructed with balloon framing and sheathed in wood or masonry replaced log structures and post and beam construction. New turning machinery gave rise to ready-made porch supports, balusters, and other "ginger bread" architectural features. Building materials not available locally could be moved rapidly and cheaply over long distances by rail. Mass produced tiles and terra cotta could be ordered from catalogues and shipped via the rails. As early as the mid-1870s there were at least eight lumber yards and four marble yards.³¹ The construction activity associated with the tremendous growth during this period gave rise to a large number of related businesses and skilled craftsman.³² In the 1870s there were seven bridge builders, seven engineering and surveying firms, at least two architectural firms as well as over 200 carpenters and 150 painters.

The Middle Class Single-Family Property Type in St. Joseph

The wealthy, members of the city's upper class were not the only individuals able to afford an exodus from the center of town. A large, middle and professional class associated with the commercial and industrial enterprises existed in St. Joseph. Comparatively well-educated and affluent, they aspired to a higher station in life, which in St. Joseph was conspicuously represented by the location and type of residence a person built. Junior partners in wholesale firms and banks, railroad executives, lawyers, doctors, accountants, bookkeepers, owners of commercial and retail businesses, middle level managers and builders build their homes near the impressive residences of the wealthy in the hills north

and east of the commercial center. This group of property owners included a wide cross-section of St. Joseph's population during its Golden Age. The existence of entire neighborhoods of their homes provides ample evidence of the economic boom experienced by St. Joseph, particularly in the 1880s and 1890s.³³

While these residents couldn't afford as large of a lot or house as their most wealthy neighbors, they did manage to build more modest facsimiles of the elaborate mansions. These houses were generally built fairly close to the street and filled up most of the width of the lot, giving an urban appearance to the neighborhoods.³⁴ Although generally built without the services of an architect, these residences were good representations of the styles prevalent in the Victorian age. Not only did they represent the modest wealth of the owners, the departure from traditional regional and ethnic building forms demonstrated to all a certain level of "sophistication." More importantly, the styling of these middle-class residences reflected the pervasiveness of the Victorian styles across America. As such, the majority were built in the Italianate, Queen Anne, Second Empire styles or an eclectic combination of the three.³⁵

Cathedral Hill Neighborhood³⁶

Generally located between 9th Street on the west and 13th Street on the east and between Ridenbaugh Street on the north and Frederick Avenue on the south, the "Cathedral Hill" neighborhood is northeast of the old commercial center. The area was not part of the initial settlement of St. Joseph nor developed during the immediate years after the end of the Civil War. During that time it was farmland overlooking Frederick Avenue, the primary overland artery into St. Joseph from the east. The area began a phase of rapid development during the early 1880s concomitant with the boom experienced in other neighborhoods of the inner ring on the hills overlooking the Central Business District. This inner ring continued to be the preferred residential addresses of the wealthy and the aspiring middle class through to the turn of the century.

The Cathedral Hill area is almost exclusively free-standing residential buildings, with both single-family and multi-residential buildings situated on lots of varying sizes with a variety of setbacks from the street. Over fifty percent of the buildings were brick or masonry construction. Virtually all of the predominate styles of residential architecture of the latter half of the nineteenth century were present in the area. The predominate styles were Italianate and Queen Anne.

518 North 12th Street

The residence located at 518 North 12th Street was built in 1888 at a cost of \$3,000.³⁷ Rudolph Uhlman, the owner, is listed in the

city directory as residing at the address in 1889. Uhlman was a photographer and maintained a studio on the northwest corner of 5th and Felix streets in the commercial center of St. Joseph.³⁸ Both Rudolph and his wife, Lizzie, were German immigrants who arrived in the United States sometime before 1866. The 1880 census shows three sons and a daughter ranging in age from six to fourteen. At the time he moved into the house, Rudolph Uhlman was fifty-nine years old.³⁹

The two-story brick Italianate house was located in a middle-class neighborhood of similar residences. To the north at 524 North 12th Street was a two-story Italianate single-family residence built around 1887 by Charles Schenecker, a cashier for a mercantile Company. Two lots to the south at 510 North 12th Street Robert Sturgus, a clerk, erected a two-story Queen Anne style residence in 1887. Around In 1898 a simplified two-story Queen Anne style duplex was erected at 514-516 N. 12th Street. Prior to this date there was no building on the lot. The occupants were a clerk in the city engineer's office, a real estate agent, a "commercial traveler," and a retail mercantile clerk. Across the street was a two-story, Queen Anne style single-family residence build c. 1898 and a two-story, late Queen Anne duplex built c. 1905.⁴⁰

The architect/builder of the Uhlman residence is unknown. The building permit was issued to Uhlman; no architect or contractor is listed. A study of the architects of St. Joseph prior to 1939 provides no known association with the property. The study included a computerized listing of all buildings erected during this period by address and matched all known associations of the buildings with architects practicing in St. Joseph during this time period.⁴¹ Unfortunately, the study methodology was such that "...when recognized builders or contractors' names infiltrated pages of architects names in city directories, they were omitted from the master list."⁴²

It would not have been unusual for Uhlman to have contracted with a local builder to design and erect his new residence. Nor was it unusual for an experienced contractor to design and erect a residence of this size and architectural detailing. The contractor/builders working in St. Joseph at this time usually provided competent services in the construction of vernacular adaptations of academic architectural styles and filled a great need in the rapidly developing community.⁴³

Rudolph Uhlman's choice of an Italianate style for his new residence was not unusual either. The Italianate style dominated American houses constructed between 1850 and 1880 and was particularly common in the expanding towns and cities of the Midwest.⁴⁴ In St. Joseph, the residences built in the 1880s

1890s by the upper and middle classes reflected the range of styles popular during the Victorian period. Many were constructed in a late Italianate style, generally asymmetrical and more highly decorated than the earlier Italianate residences in the city. Only a few included the square tower considered a feature of the Italian Villa. The popularity of the style as the choice of middle class home builders resulted in local vernacular adaptations which featured the typical Italianate styling that incorporated a low-pitched hipped roof with wide, overhanging eaves and decorative brackets underneath, asymmetrical massing, tall narrow windows featuring molded crowns or brick lintels. Most were built of brick, although there were frame examples as well.⁴⁵

PART II. ARCHITECTURAL INFORMATION

A. General Statement

The detached brick residence located at 518 North 12th Street is a two-story, Italianate style building. The plan is an adaptation of the Italianate deep house form designed for narrow urban lots. The rectangular structure measuring approximately thirty by forty feet utilizes a recessed ell on the south side, one window wide, which was a common method of bringing extra light and ventilation to narrow examples built on small lots. As such the building has many of the design features of typical Italianate town houses built in the 1880s.⁴⁶ Other design features of the building which are typical of the style include: low hipped roofs with a wide eave overhang; an asymmetrical arrangement of design features which includes a front bay window, one-over-one wooden double-hung window sashes; segmental arched window hoods; and a one-story entrance porch/portico with square porch posts. A corbeled brick eave cornice replaces the traditional use of large, ornate eave brackets.⁴⁷ Other significant design elements include the presence of two interior brick chimneys and decorative brick belt courses.

B. Description of Exterior

The masonry construction of this residence includes walls of running bond brick and the use of brick belt courses, window hoods and corbels. A stone stringcourse visually separates the brick walls from a shallow ashlar foundation. A deep corbeled brickwork eave cornice, painted white, runs around the front and sides of the main, front rectangular section of the building. Low, hipped asphalt roofs cover the front and rear sections.

East Front:

The front of the building faces east. Its most striking design elements are the asymmetrical composition of a two-story entrance

bay on the north end of the building's east face, a two-story bay window, and a recessed ell on the south side, one window wide, which creates a recessed vertical bay. A stone stringcourse separates the ashlar foundation from the upper stories. Brick belt courses, the width of two bricks and painted white, run under the windows on the first and second stories, including those located on the east front of the recessed ell. The belt courses form the sills for the windows. A deep corbeled brick cornice, painted white, is located directly under the eaves. The hipped roof creates a pyramidal cap over the front, two-story bay window.

The configuration of the two-story bay window includes three long, narrow windows on each floor. Flanking the bay windows are vertical brick bays which project forward beyond the plane of the entrance bay wall. This staggered arrangement changes the horizontal continuity of the wall plane. Counting the recessed east front of the side ell, the entire face of the building facing east has seven bays in each story.

The windows on the east side of the building are long, narrow, one-over-one lights in double hung rectangular sashes. The wooden window casings have segmental arches and are capped by brick segmental arched window hoods/drip molds which are painted white. The first floor windows are boarded up. Two of the second-story windows retain their upper and lower sashes. One is missing its sashes. The original double-hung sash over the entrance has been replaced with a single pane window.

The single-story entrance porch is supported by square wooden posts supported by low brick plinths. This portico features a full arch pediment of wood which repeats the motif of the window hoods. The door is missing; the width of the entrance suggests the original use of double leaf doors. A low brick wall creates a shallow entrance "courtyard" effect. Beginning at the northeast corner by the entrance it extends outward approximately five feet to a low, L-shaped brick pillar. From this point it extends southward, parallel to the front of the house, approximately twenty feet to a point near the center of the bay window where it connects with another L-shape brick pillar. The wall and corner pillars are capped in stone.

North Side:

This side of the residence is exposed to view from the street and the rear alley. It is very simple and asymmetrical in appearance. Three windows are located in the west half of the second floor. On the first floor, there are two window openings located directly below the two situated the farthest west on the floor above. A single window is located on each story of the rear ell. All the windows feature brick segmented arch lintels. The brick sills have

been painted white. An interior chimney is located between the two bays on the west end of the main, rectangular structure and appears above the roof line. This side of the building does not feature brick belt courses, although the brick corbel and stone string-course continues on the main, front rectangular section.

South Side:

Because of the height of the siting and the close proximity of the adjacent building, the south side of the residence is only partially visible from the street on the east and the alley on the west. Because of these conditions, it is quite difficult to photograph. The wall section running from the southeast corner of the building west to the ell extension has no window or door openings. The south side of the ell extension has two windows on both stories. These windows have the same configuration and window hoods as those on the east side of the building. On the west end of the south side in the rear section of the house, there is one window on the second story and one directly below. An entrance porch composed of square brick pillars runs the length of the south side of the rear section of the residence on the first story. The windows on this side do not retain their sashes, but their configuration matches those found on the north and west sides of the house. The brick belt courses and corbels and stone stringcourse found on the east side of the building continue on the south side on the main section of the residence; the west section of the rear portion of the south side does not have the belt courses.

West Side:

The west, rear side of the building is visible from an alley and shows evidence of significant alterations in the area of the side entrance porch on the south and first floor windows. On the second floor are two narrow windows which match those found on the other sides of the building. Directly below these windows are two windows, somewhat wider than those above, which also match those found elsewhere on the building. All feature segmented brick arched lintels. An interior chimney runs between these sets of windows and appears above the roof line. Flanking the windows on the first floor are rectangular windows with straight lintels. The one located on the north side is the length of the original window directly to the right. The one located on the south side is shorter. Both appear to be later alterations. The windows on the first floor are either boarded over or completely open to the elements. Those on the second floor retain their single-pane, double hung sashes but the window glass is missing.

A square, one-story brick enclosure to the outside entrance of the cellar has been built and connects to the building on the northwest corner. The entrance porch located on the south side and connecting to the ell extension entrance is composed of square

brick pillars with a wider brick base supporting a very shallow gambrel-like shaped roof which is covered in asphalt shingles. It is probable that an original side porch on the south has been removed and the current rear entrance configuration is a later alteration.

C. Description of Interior

Despite frequent boarding up, the interior has been open for long intervals for over a year. The roof is in poor condition. As a result the interior has been vandalized and also shows extensive damage due to neglect and deterioration. At the time of the photographic documentation, most of the interior woodwork was intact. The tile in the entry foyer and some of the entry tile remain. A not-to-scale floor plan is included in this narrative. The floor plan is a simple plan with irregularities rather than a compound floor plan, as the projections from the principal mass are less than room-sized.

D. Site

The building is located in a residential neighborhood near Frederick Avenue and the east edge of central business district. The streetscape has a decidedly urban appearance due to shared retaining walls, narrow lots and the density of residences. The residence is situated on a relatively narrow lot with a steeply sloped front yard that shares a common ashlar retaining wall with the adjoining lots. A steep stairway cut into the slope provides access from the sidewalk below. the stairway walls are also random ashlar. An alley provides access to the rear, west backyard.

PART III. ENDNOTES

1. Preliminary boundaries for the proposed Cathedral Hill District are: to the north is Ridenbaugh Street; east is North 13th Street adjoining the Hall Street National Register Historic District; to the south, the commercial fringe of Frederick Avenue; and to the west, North 9th Street, an area partly adjoining a cemetery and an area of low housing density. The northern boundary is still unclear as an area of dense historic construction continues for many blocks beyond the arbitrary line established in the Phase I, survey of the Cathedral Hill area.
2. Deon Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," (National Register residential property context and outline of property types prepared for the City of St. Joseph, Landmark Commission and the Missouri Historic Preservation Program, 20 June 1988), p. 23.
3. Building permit BB 461m, 19 June 1888; Sanborn Insurance Company Map, 1897, 1956.
4. Birdsall & Williams, The History of Buchanan County Missouri, (St. Joseph: Union Historical Society, 1881), pp. 390-391, 405; Previously, Robidoux was an employee of the American Fur Company. In 1830 he purchased the company's goods and interest in the post and became the sole proprietor.
5. Wolfenbarger, "Historic Resources of St. Joseph," p. 3; Dennis Dörmer, "St. Joseph: A Tale of Three Cities," paper presented at meeting of the St. Joseph Historical Society, St. Joseph, Missouri, 10 August 1986, p. 1.
6. Dörmer, "St. Joseph: A Tale of Three Cities," p. 2; Birdsall and Williams, The History of Buchanan County, pp. 406, 415-416.
7. Ibid., p. 430; Wolfenbarger, "Historic Resources of St. Joseph," p. 3.
8. Dörmer, "St. Joseph: A Tale of Three Cities," p. 1.; Sixty-four of the buildings were brick.
9. Ibid., p. 1.
10. Ibid.; Birdsall and Williams, The History of Buchanan County, p. 436.

11. Wolfenbarger, "Historic Resources of St. Joseph," p. 4.
12. Ibid.
13. History of Buchanan County and St. Joseph, Missouri, (St. Joseph: History Publishing Company, 1915), p. 78.
14. Wolfenbarger, "The Historical Resources of St. Joseph, " pp. 4-5.
15. Ibid., p. 5.
16. Howard Wight Marshall, Folk Architecture in Little Dixie, A Regional Culture in Missouri, (Columbia: University of Missouri Press, 1981), pp. 2, 30-33, 39, 41; Wolfenbarger, "Historic Resources of St. Joseph," pp. 5-6.
17. Daily News History of Buchanan County and St. Joseph, Missouri, (St. Joseph: St. Joseph Publishing Co., 1898), p. 97; The History of Buchanan County and St. Joseph, Missouri, p. 78.
18. Ibid.
19. Wolfenbarger, Historic Resources of St. Joseph, p. 7.
20. Walter Williams, The State of Missouri: An Autobiography, (Columbia: E.N. Stephens, 1904), p. 282.
21. Domer, "St. Joseph: A Tale of Three Cities," p. 3.
22. Fred F. Schrader, Eleventh Annual Report for the Year Ending December 31, 1889, (St. Joseph: Board of Trade of St. Joseph, Missouri and St. Joseph Steam Printing Co., 1890), p. 65. Birdsall and Williams, The History of Buchanan County, Missouri, pp. 570, 577, -578, 580, 583. Wolfenbarger, Historic Resources of St. Joseph, p. 5; Domer, "St. Joseph: A Tale of Three Cities," p. 3.
23. C.H. Dunn & Co., Illustrated Review of St. Joseph, MO, Comprising a Brief History of the Metropolis of the West, (St. Joseph: Lon. Hardman, 1887), p. 26.
24. Birdsall and Williams, The History of Buchanan County, Missouri, p. 600.
25. Daily News History, p. 122.

26. M.J. McCabe, Annual Report, City Engineer, Saint Joseph, Mo., for the year ending April 15, 1889, (St. Joseph: n.p., 1889), pp. 63-64.
27. Birdsall and Williams, The History of Buchanan County, Missouri, pp. 592-597.
28. Ibid., p. 644.
29. Wolfenbarger, "Historic Resources of St. Joseph," p. 9.
30. Ibid.
31. Wolfenbarger, "Historic Resources of St. Joseph," p. 10.
32. Domer, "St. Joseph: A Tale of Three Cities." p. 3; By 1890 there were reportedly 14,000 buildings in the city and the number increased to 18,000 by 1900.
33. Sanborn Map for St. Joseph, Buchanan County, Missouri, (New York: Sanborn Map Company, 1883, 1888, 1897); David Denman, "Cathedral Hill Survey I Interim Report," (prepared for the City of St. Joseph Community Development Department, St. Joseph Landmark Commission and the Missouri Historic Preservation Program, July 1987), pp 2-3; Wolfenbarger, "Historic Resources of St. Joseph," pp. 22-24.
34. Ibid., p. 22.
35. Ibid.
36. Denman, "Cathedral Hill Survey I Interim Report," pp. 1-3; The neighborhood and potential National Register district takes its name from the Cathedral and ecclesiastical buildings on North 19th street.
37. Building Permit BB 461, 19 June 1888.
38. Buchanan County Directory, (St. Joseph: n.p., 1889), p. 567.
39. U.S., Bureau of the Census, 1880. St. Joseph, Missouri. Line 4, Enumerator District 49. Sheet 2. Line 16; Information from the 1880 census shows Rudolph and Lizzie Uhlman's oldest living son, Willie, to be fourteen at that time and born in Missouri; The original ledger page was damaged and portions of the sheet listing address are non-existent; a check of the Soundex Indexing system for the 1900 census shows only a Robert Uhlman, a farmer, living in Buchanan County.

40. Denman, "Cathedral Hill Survey I Interim Report," survey forms: 72, 73, 74, 75, 76, 77; The other residences indicated on Sanborn Fire Maps were not extant at the time of the survey.
41. Toni M. Prawl, "Historic Architects of Saint Joseph, Missouri", (a Report prepared for the City of St. Joseph, Missouri Community Development, Zoning and Planning Department and the State Historic Preservation Office, Department of Natural Resources, Jefferson City, Missouri, 15 June 1989), pp. 1-2.
42. Ibid., p. 2.
43. Ibid.
44. Virginia and Lee McAlester, A Field Guide To American Houses, (New York: Alfred A. Knopf, 1985), p. 212.
45. Wolfenbarger, "Historical Resources of St. Joseph," pp. 18, 22.
46. McAlester, A Field Guide to American Houses, pp. 217, 222.
47. Ibid., p. 212.

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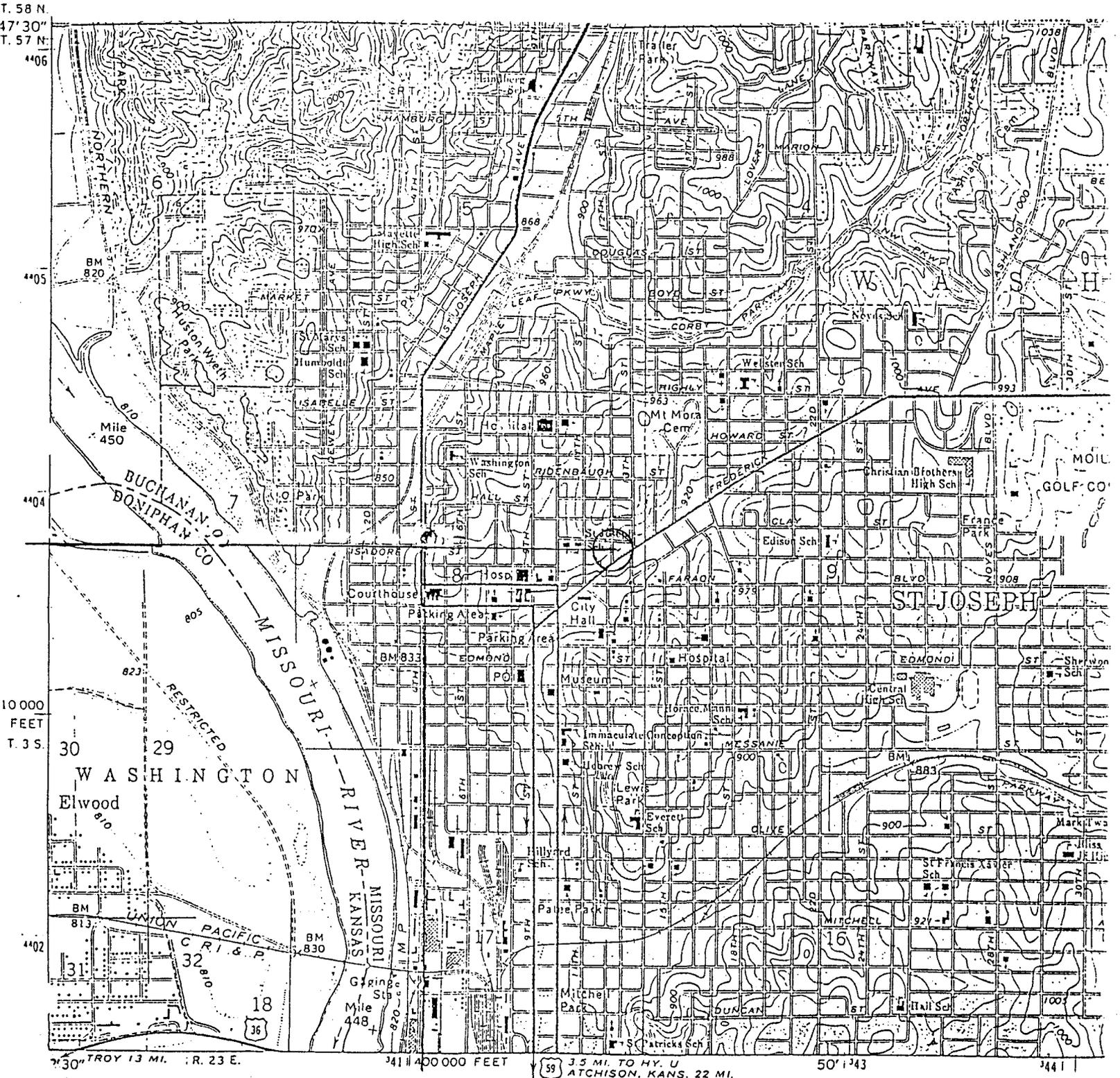
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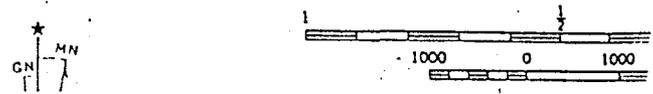
PART V. PROJECT INFORMATION

This Historic American Building Survey (HABS) documenting 518 North 12th Street, St. Joseph, Buchanan County, Missouri was undertaken and supervised by the Department of Community Development of St. Joseph, Missouri. The project was conducted in accordance with the Memorandum of Agreement among the City of St. Joseph, Missouri; the Missouri State Historic Preservation Office; and the Advisory Council on Historic Preservation, which requires a record be created of buildings to be demolished in the project area. Drexel A. Midyett, Community Development Manager for the City of St. Joseph, Missouri supervised the project. Phil Geller of St. Joseph, conducted the field photography. Historic Preservation consultant, Sarah F. Schwenk, of Independence, Missouri conducted historical research and provided architectural analysis and descriptions.

SITE LOCATION MAP, ST. JOSEPH, BUCHANAN COUNTY, MISSOURI
(Circle added to delineate area of property location)



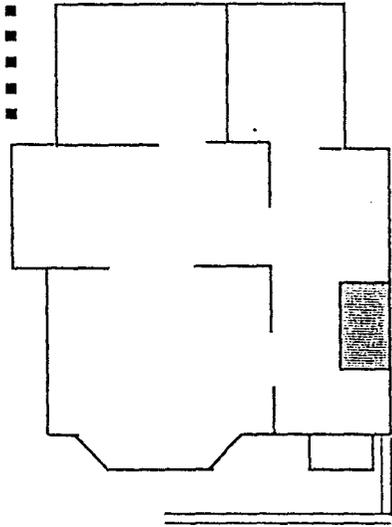
Compiled, edited, and published by the Geological Survey
by USGS and USC&GS
by photogrammetric methods from aerial



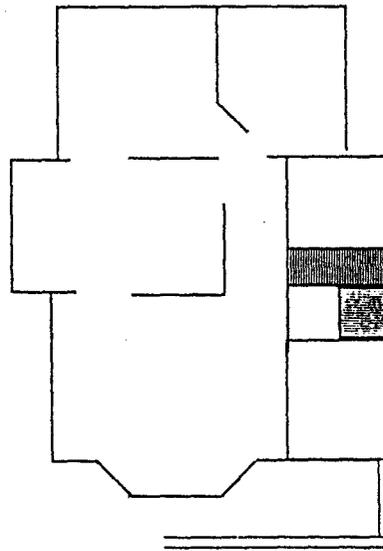
SITE LOCATION MAP, "CATHEDRAL HILL" NEIGHBORHOOD
(Circle added to delineate property location)



INTERIOR FLOOR PLAN
(Not to scale drawing)



FIRST FLOOR



SECOND FLOOR

