

RUFUS K. ALLEN HOUSE  
Museum Hill Historic District  
305 South Fifteenth Street  
St. Joseph  
Buchanan County  
Missouri

HABS No. MO-1918

HABS  
MO-1918

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

# HISTORIC AMERICAN BUILDINGS SURVEY

## RUFUS K. ALLEN HOUSE

HABS NO. MO 1918

Location: 305 South 15th Street  
Lots 1, 2, 3, & 4, Blk. 25, Carter's Addition  
St. Joseph, Buchanan County, Missouri

Date of Construction: ca. 1880-1897, 1906

Original Owner: Rufus K. Allen

Present Owner: Dorothy Brown  
2423 Angelique, St. Joseph, Missouri 64501

Present Use: Vacant Residence

Statement of Significance:

Although the architectural integrity of the residential structure located at 301-305 South 15th Street has been impacted by alteration, the building retains enough of its integrity to be considered as a significant contributing element<sup>1</sup> to the Museum Hill National Register District and the local Museum Hill District.<sup>2</sup> The Museum Hill District is significant in the history of St. Joseph, Missouri in the areas of commerce and architecture during the period from 1860 to 1931. The district is a distinguishable entity possessing historic character in the varied richness of popular architectural styles which epitomized national and local architectural trends and the changing preferences in building styles of St. Joseph's burgeoning upper and middle classes during the late nineteenth and early twentieth centuries.

The Queen Anne style residence of St. Joseph builder and manufacturer, Rufus K. Allen, located at 305 South 15th Street is a representative example of the late nineteenth century Queen Anne style residence property type described in the multiple-property context statement, "Historic Resources of St. Joseph, Buchanan County, Missouri."<sup>3</sup> It embodies distinctive characteristics of one of the predominant styles prevalent in the late nineteenth century America and reflects a specific adaptation to the Museum Hill District.

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

Part I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: ca. 1860-1897
2. Architect: Unknown
3. Developer/Builder: Unknown<sup>4</sup>
4. Original Owner: Rufus K. Allen
5. Additions/Alterations: Preliminary survey information indicates that a portion of this building may have been built as early as 1860; no documentation for this date is provided.<sup>5</sup> Between 1897 and 1912 the addition of a second floor to the rear east ell, enclosure and addition of a second story to a one-story side porch on the south side, and other minor alterations occurred. Later alterations include a small shed addition on the south side and a one-story addition with a second floor porch on the rear, west ell. The original wrap-around porch configuration is retained.<sup>6</sup> There is a possibility that porch supports, balustrade and other ornamental treatments were removed and/or altered. The dates of the wooden quoin treatment or application of the stucco exterior treatment are unknown.

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.<sup>7</sup> 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 that time a visitor to the area described St. Joseph as a town of "... 350 houses, two churches, a city hall and a jail."<sup>8</sup> Early records also indicate the presence of a city market, a meat market, several general merchandise establishments, warehouses, manufacturing shops, hotels, stables, flour and lumber mills, and numerous tradesmen.<sup>9</sup>

While the westward emigration of the mid-1840s had little effect upon the community, the discovery of gold in California in 1848 had a significant impact.<sup>10</sup> Between early April and mid-June 1849

over 6,000 emigrants left St. Joseph to travel west. That year, entrepreneurs and settlers erected approximately 123 buildings.<sup>11</sup> The population between 1846 and 1850 jumped from 800 to 3,460.

By 1851, St. Joseph was 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.<sup>12</sup> The city hired a wharfmaster to direct the river traffic and an engineer to oversee construction of streets, water lines and sewers.

The economy of St. Joseph did not depend solely on outfitting the thousands of westward bound gold seekers and emigrants. 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.<sup>13</sup>

The completion 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.<sup>14</sup>

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.<sup>15</sup>

#### Building Patterns 1840-1865

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.<sup>16</sup>

By 1860, the town's population reached 8,932; the 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.<sup>17</sup>

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. Initially, the predominant residential building form was 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.<sup>18</sup>

The Civil War brought a halt to most business and construction in St. Joseph. 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.<sup>19</sup>

#### 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 residents and businessmen erected some 3,000 buildings.<sup>20</sup> By 1870 the population increased to 19,565 and the value of property nearly tripled to \$11,283,435.<sup>21</sup> 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.<sup>22</sup> 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.<sup>23</sup> A moderate-sized town became a large-sized metropolis. 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.

In reality, four separate 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. But, 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 economic growth after the Civil War 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, which by 1868, replaced steamboats as the dominant means of transporting goods. 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, St. Joseph received over 100 passenger trains daily on six trunk lines.<sup>24</sup>

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 jobbing 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 added diversity to the local economy. In all, the city's gross business in wholesale goods surpassed other cities in the region by over two million dollars.<sup>25</sup>

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.<sup>26</sup>

#### 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. That same year the first street car line

began operation and, in 1874, the first telephone exchange installed its lines.<sup>27</sup> 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 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.<sup>28</sup> The ambitious public works program and resulting private investment into the city's infrastructure resulted in electrification of the street lights, 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.<sup>29</sup>

#### 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 churches, schools, and hospitals 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.<sup>30</sup> 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.<sup>31</sup>

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 Italianate, Second Empire and Queen Anne 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.<sup>32</sup>

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.<sup>33</sup> The construction activity associated with the tremendous growth during this period gave rise to a large number of related businesses and skilled craftsman.<sup>34</sup> 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 Nineteenth Century Property Type

A large, middle and professional class associated with the commercial and industrial enterprises existed in St. Joseph. Comparatively well-educated and affluent, this group of property owners included a wide cross-section of St. Joseph's population during its Golden Age. Aspiring to a higher station in life, which in St. Joseph was conspicuously represented by the location and type of residence a person built, the middle class built their homes near the impressive residences of the wealthy in the hills north and east of the commercial center. 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. 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.<sup>35</sup>

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.<sup>36</sup>

#### Turn-of-the-Century St. Joseph, 1900-1910

The national economic depression which began in 1893, affected St. Joseph. The regional decline in agricultural prices, tightening of credit, and decreased flow of capital into and out of wholesale/retail houses and manufacturing concerns halted the economic advances of the 1880s. It was not until the construction of the Swift and Co. meat packing business in 1897 that the city's economy began to revive. Other investors located meat packing companies in the city. The meat-packing industry, in turn, created an even larger livestock business, creating jobs in the livestock yards and for commission agents. Between 1896 and 1903, the number of slaughtered livestock rose by 360,983. In 1903 receipts from livestock sales totaled close to \$50,000,000. By the turn-of-the-century, St. Joseph was one of the top five packing centers in the nation.<sup>37</sup>

The community's network of rail lines promoted diversity, a factor that helped the local economy stabilize long before prosperity returned to other parts of the nation. By the latter part of the 1890s, dairy, poultry, produce and grain exports brought over \$6,000,000 annually into the St. Joseph area. Manufacturing and wholesale industries also revitalized. St. Joseph became a leading supplier in the nation of paper goods, blankets, robes and flannels. Two drug companies alone distributed over \$2,000,000 of goods annually. Millinery goods was a million dollar a year business. A total of almost 200 industries employed over 8,000 people, producing \$30,000,000 in goods annually.<sup>38</sup>

The return of capital revitalized the banking community; new banks formed, others renovated or moved to new locations. Real estate values began to rise, and more buildings were erected creating jobs for mechanics and laborers. By 1900, most of the citizens owned their own homes, businesses and buildings for trade.<sup>39</sup>

Prosperity brought growth in population as well. Between 1890 and 1900 the population increased ninety-seven percent from 52,324 to 102,324. During this period, the City's public improvement

projects reflected this growth. The city erected new fire stations, permanent exposition buildings and a livestock exchange and inaugurated an ambitious street paving program.<sup>40</sup>

By the turn of the century, three factors affected the residential growth patterns of St. Joseph: the slowing of the wholesale business economy, new transportation modes and continued changes in technology. Between 1900 and 1910, the economy and growth of the late 1890s began to stabilize. After 1910 the population remained the same until the 1920s.<sup>41</sup> Nationwide, there was a clear change in city growth patterns as streetcars, trains, and, then, automobiles, encouraged developers to move away from the dense city core. In St. Joseph these trends did not lead to a suburban community in the modern sense until after World War I. Despite a streetcar system that extended beyond the city's boundaries, no significant suburban development resulted. Nor did the city make any further significant extensions of the streetcar lines. The small number of automobile owners at this time depended upon the condition of the city's existing nineteenth century road system. It was not until 1914 that the city embarked on a boulevard system that led to the establishment of suburban areas as the choice residential area neighborhoods for the upper and middle classes.<sup>42</sup>

The revolution in technology begun in the nineteenth century produced new, twentieth century housing types which were quite different from their predecessors. What had been considered luxuries a few decades before -- electricity, indoor plumbing and central heating, became commonplace. Improvements in kitchen, bath and heating and ventilation systems comprised nearly twenty-five percent of the total cost of new housing. In older homes, the new improvements lead to remodeling and alterations.<sup>43</sup>

Building styles also broke with the past. New architectural concepts on style and ornament crept into usage in the city. The new style was a transition between the older Queen Anne style and an increasingly stronger tendency to rely on Neo-Classical and, later, Arts and Crafts ("Craftsman") ornament and design motifs.<sup>44</sup>

#### Museum Hill District

The Museum Hill Historic District is located on the river bluff hills which ring the central business district of St. Joseph. Generally located between 9th Street on the west, 15th Street on the east, Jules Street on the north and Messanie Street on the south, the district is primarily residential. There are approximately 260 buildings which were built between ca. 1850 and 1935. The majority of the dwellings were built in the 1880s and 1890s as single family residences, although there are a number of

duplex mirror-image units built in the late nineteenth and early twentieth century.<sup>45</sup>

The district also possesses ecclesiastical properties, an institutional building and a commercial business block. These properties include a public building and seven churches dating from 1890-1926 which substantively add to the architectural character of the district and reflect the development in St. Joseph. The churches, as a group and individually, are high quality examples of the predominant ecclesiastic architectural styles of the era, notably the Beaux Arts, Romanesque and Gothic Revival styles. The Robidoux School, built in 1909 as a polytechnic high school and executed in the Beaux Arts Classical Revival style, is the only public building in the district.<sup>46</sup>

The residential housing of the district reflects the changing preferences in architectural styles and burgeoning upper and middle class. As such it embodies the distinctive characteristics of representative domestic architecture in the middle to upper class residential neighborhoods spanning the years of the latter half of the nineteenth and early twentieth centuries. The district architecture of the late Italianate, Second Empire, and Queen Anne styles are some of the finest surviving representatives of their kind found in St. Joseph.<sup>47</sup>

There are eight surviving buildings of the Greek and Gothic Revival styles ca. 1850-1870 in the district. Approximately forty-five extant examples of the Italianate Style, ca. 1865-1890, represent the stylistic treatment which spanned a long period in the district. Six dwellings built in the Second Empire style, ca. 1865-1890, remain. More than a third of the entire surviving building stock in the district, nearly one hundred houses, were built in the Queen Anne style, ca. 1880-1910. Three buildings represent a sub-category of the Queen Anne which have been identified as "Victorian Eclectic." Approximately twenty buildings, ca. 1890-1910, fall into the Neo-Classical/Colonial Revival style classification. Twenty-eight dwellings are built in the "foursquare" plan, ca. 1900-1925. Other twentieth century styles found in the district include ten bungalow type houses, four of which may be classified as "Craftsman" inspired. The remainder of the buildings include two vernacular Cottage Revival houses, one simple Shingle style house and sixteen vernacular style houses of unspecified type. Contributing service buildings found at the alley or rear property line of a number of the dwellings in the district.<sup>48</sup>

Streetscapes in the district are unified, in part, through the predominance of brick construction and the large number of two story buildings in the district. In addition, all of the buildings

are detached on narrow lots often with only a few feet between them.

The majority were built to within ten feet of their front lot line presenting a more or less uniform set back from the street.<sup>49</sup> Service buildings are common at the rear of the property built at the alleys bisecting the city blocks or at the property line where no alley exists. The streets have stone curbing and many have brick corner crosswalks which have been covered with asphalt. A few of the alleys are brick paved and there survives at least one stone walkway across the intersection of an alley and the street. There are sidewalks at the property line throughout the entire district. Many are brick though there are many stretches of concrete.

#### Historical Overview: Development of the Museum Hill District

The district encompasses an area made up of several additions platted by Frederick W. Smith, in 1845 and 1855. Smith set aside land for Smith's Park, bounded by 11th, 12th, Francis and Jules, now incorporated in the City Hall Mall. A devout Catholic, he also provided a fine bluff-top site for the Sacred Heart Institute completed in 1857. Two smaller additions fill the interstices of the major plats. The last major segment, Carter's 1858 addition, encompasses the north and east edges of the district.<sup>50</sup>

Generally associated with the development of St. Joseph in the late nineteenth century and early twentieth century, the Museum Hill District had its beginnings in the expansion occurring during an economic boom and cycle of rapid population growth in the 1850s which pushed the limits of the city's dense residential zone into the newly platted additions. By 1859 the local business directory described Smith's Additions as being "well built upon."<sup>51</sup> Most of the buildings built in the district prior to 1865 were modest frame middle class dwellings built in the Greek Revival and Gothic Revival styles. For the most part they were the product of the frontier boom era, quickly and cheaply constructed speculative dwellings located on the fringes of the city's expanding core. On the west edge of the district, however, more substantial houses, generally brick and two stories were built at this time for the growing number of members of the mercantile middle-class.

A post-war cycle of rapid growth in the late 1860s and 1870s brought more substance and maturity to the city's architecture. In the years immediately after the Civil War, the Museum Hill area took on the appearance of a middle class neighborhood of modest, well-built frame and brick dwellings constructed primarily in the Italianate and Second Empire styles.<sup>52</sup>

In the late 1870s and into the early 1890s the district became a premier residential neighborhood for the city's burgeoning class of wealthy families. As the commercial district expanded into residential areas, the hilly slopes ringing the city became the logical sites for the mansions planned by the nouveau riche class of merchants and manufacturers. During this period the area experienced its largest building boom. Nearly half of the remaining buildings in the district date to the twenty years between 1880 and 1900.<sup>53</sup>

At this time the district's west side fused into a tightly settled residential core with the construction of new homes on vacant lots and partial lots while the rest of the houses erected were scattered through the district into previously empty or sparsely settled areas. By the late 1880s, most of the desirable lots were bought up and an intense competition for the prime building locations in the district sparked a rebuilding phase. Property owners demolished existing buildings and erected "newer" and "better" dwellings or made substantial additions to existing structures.<sup>54</sup>

The residences built during this time clearly represent the varied richness of the popular architectural styles popular with well-to-do and middle class patrons in a booming Midwestern city such as St. Joseph during the latter part of the nineteenth century. The Italianate style which predominated in American houses constructed between 1850 and 1880, also initially dominated new residential construction in St. Joseph.<sup>55</sup> But by the mid-1880s, a growing eclecticism influenced by the shifting patterns of architectural taste then affecting the country as a whole emerged in St. Joseph. In addition to the Italianate, the Second Empire and Queen Anne styles prevailed as well. The Second Empire style as built in the 1880s in St. Joseph, shows influences of the Queen Anne movement. This design/style was secondary to the earlier Italianate and the later Queen Anne. The full force of the shift in fashion toward the Queen Anne style occurred in the city just as the greatest number of houses were commissioned by the upper and middle classes for construction in the district in ca. 1886-1893 period.<sup>56</sup>

Mixed into the district, sometimes side by side with the large mansions, more often on the lower elevations, are single family homes and mirror-image duplex units built for the members of the aspiring middle class. These residences modestly echo the range of the district's representative styles built for the neighborhood's wealthy residents.<sup>57</sup>

The financial depression which gripped the country beginning in 1893 ended St. Joseph's Golden Age. It was not until the late 1890s that the local economy revived. The new prosperity, after four

years hiatus, stimulated a new building spate in the Museum Hill District. For the next decade the district remained popular among the upper and middle classes of St. Joseph. It was also the last period of prosperity for the district.

After ca. 1910 few imposing houses were built in the district as new concepts of desirability motivated the wealthy upper class in their preferences for house location. The narrow confines of the lots of the old inner city neighborhoods throughout the city declined in popularity. It became fashionable, for those who could afford to do so, to build on large estates, generally on the main arteries leading into town. The few houses built in the district after ca. 1905 were houses of the middle class or even more modest houses of the lower-middle class who sought the still genteel environment of the district.<sup>58</sup>

305 South 15th Street, the Rufus K. Allen House

Although physical evidence and a chronology based on an analysis of documentary evidence gives some indication of the property's history and generally indicates a period of construction, the exact date cannot be pinpointed any further than ca. 1880-1897. It is possible that an earlier structure sat on the lot, or that the core of this residence was constructed earlier.

According to an 1868 map, the development of Carter's Addition was at this time sparse and the streets east of South 15th Street, then named "William Street" on the plat were not yet built.<sup>59</sup> Analysis of city directories show that construction on the block began in the early 1870s. The earliest residential listing for the property at 305 South 15th, lots one through four, is for Rufus K. Allen, a carpenter/contractor, who took up residence in 1872 on the "east side of 15th street between Charles and Sylvania." Frederick Allen, a carpenter, is listed as living with Rufus Allen at this location in 1875.<sup>60</sup> An 1877 atlas of Buchanan County shows, "A\_\_\_\_, R.K." owning ten acres in Section 3 Township 57, Range 35, an area which includes the property in question.<sup>61</sup> Business directories for the period 1879-1884 show Rufus K. Allen in residence on the "s/e corner of 15th and Charles."<sup>62</sup> The 1880 census lists the Allen household as including "R. R.," a fifty-two year old male; "S. A.," a forty-one year old female; "Fred," a twenty-four year old male; and "H. K.," a nineteen year old male. The "R. R." notation in the census compilation instead of "R. K." appears to be a typographical error. Family burial records showing family names and dates of birth for Rufus K., Sarah (S.A.) and Frederick C. support this conclusion. The ages of the family members at the time of the census, correlate with their birth dates in cemetery records.

Comparing this information with the listing in the 1880 city directory, is possible to conclude that at this time the family consisted of the father, Rufus K., the mother, Sarah A., and sons, Frederick C. (who died in 1884) and Howard K. (listed as a partner in "R.K. Allen and Son's Planing Mill" in the 1894 City Directory of St. Joseph).<sup>63</sup>

Beginning in 1891, the residential listing for the Rufus K. Allen changed to a numbered address, "305 South 15th Street." Howard Allen moved to a nearby residence at 318 South 15th by 1891.<sup>64</sup> Cemetery records indicate Rufus K. Allen died in 1896. Between 1897 and 1911, the only resident listed was Mrs. Rufus K. (Sarah) Allen, widow. In 1912, residents in the house included Sarah Allen, Howard K. Allen, estimator, and roomers, G. Kenneth Warrick, clerk and Burton B. Coffee, auditor.<sup>65</sup> Sarah Ann Allen died in 1916.<sup>66</sup>

It is obvious there was a residence at the address as early as 1872 when Rufus K. Allen moved to the 15th street location. The late 19th century Queen Anne styling of the current building, indicates, however, that it was built somewhat later.<sup>67</sup> During the 1870s the predominant style of residences of this size built for the middle and upper classes was Italianate. In fact, the ca. 1872 residence located on the lot directly to the south at 311 South 15th was a high style frame Italianate building.<sup>68</sup> A survey of the Museum Hill area documents that the earliest Queen Anne style structures were built ca. 1880.<sup>69</sup> The roof pitch is that typically found in structures built between 1885 and 1895.<sup>70</sup>

Building permits were not required until 1886. The earliest listing of a building permit for the property is in 1924. Sanborn maps for the 1880s do not include buildings east of the one hundred block of South 15th Street. The 1897 Sanborn map shows a residential structure identical in siting, size, massing, ells and porches to the current structure. In addition there is a stable, large shed and smaller outbuildings along the rear property line bordering the alley. Thus it is possible to date the building's erection as sometime between 1880 and 1897. The 1912 Sanborn map shows the structure unaltered except for enclosure of a one story porch and addition of a second story over it on the on the south side of the central wing; addition of a second story on the rear east ell, and removal of all outbuildings but the large shed.<sup>71</sup> It is possible the 1924 building permit for \$2,500 in improvements was for the one story rear addition erected sometime after 1912. The construction could have included interior remodeling and/or the stucco treatment as well. City records do not indicate the types of improvements.<sup>72</sup>

Rufus K. Allen's financial status by 1881 was such that he could afford to build and maintain a large, comfortable residence. Nor would it have been unusual for him to remain in the area and either

demolish an existing structure and build another on the lot or to extensively remodel an existing structure. The area was one of the most prestigious in town at this time. As previously noted, the lack of vacant lots and competition for the prime building locations in the district beginning in the mid-1880s prompted many owners to demolish or drastically alter existing buildings, to reflect new styles and modern technological improvements.

The evidence of Rufus K. Allen's career also supports the generalization that his residence was a property type associated with middle class aspirations and relative success in St. Joseph. Allen, a native of Massachusetts, arrived in St. Joseph in 1859. In a business listing for 1859-1860, Allen is shown as associated with the firm of Tyler and Allen, architects and builders located on the northwest corner of Main and Felix. The entry indicates that he boarded with J.A. Tyler at his residence at the corner of 3rd and Michael.<sup>73</sup> After the Civil War Rufus Allen became one of the town's prominent builders and contractors. The 1870 business directory lists Allen as a carpenter, residing at west side of 6th Street between Mary and James streets. In 1872 he is listed as a carpenter and builder with his place of business on the west side of Francis between Main and streets. Allen was a contractor for the first St. Joseph City Hall and Market house in 1873. A Buchanan County history indicates that at about this time he also opened a planing mill in St. Joseph on Francis street.<sup>74</sup>

Allen evidently continued as both a builder and owner of the planing mill. In 1881 he completed the building of the city's Union Depot, a large and elaborate Second Empire structure built at a cost of \$150,000 and reported in the 1881 history of Buchanan County as "one of the finest in the United States." The history also noted that, "...many of the finest structures of St. Joseph, both in store edifices and residences, are specimens of his handiwork." By this time Allen's planing business was the largest manufacturer of doors, sash and blinds in northwest Missouri, Kansas, Nebraska and Iowa. In 1892, Howard Allen became a partner in the planing mill and the Company was listed as "R.K. Allen and Son's Planing Mill." The business continued until 1896 when Rufus K. Allen died. Thereafter there is no reference to the mill under the management of the Allen family.<sup>75</sup>

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement

#### 305 South 15th Street

The Rufus K. Allen residence at 305 South 15th Street, is an example of the Queen Anne style single-family residence property type found in St. Joseph. Although the frame structure has a non-historic stucco wall covering and shows evidence of later alterations and deterioration, the building retains integrity of association, location, and design. The original ground plan, wall arrangements,<sup>76</sup> fenestration and roof forms remain intact. The building also retains sufficient ornamental and stylistic characteristics to distinguish it as an example of the Queen Anne style. Identifying structural features distinguishing it as a Queen Anne style building include its asymmetrical massing; irregular ground plan; irregular, steeply pitched roof forms of the main part of the structure; horizontal and vertical discontinuity created by projecting bay windows, wall insets and projections, and an overhanging front gable; and an asymmetrical one-story, full-width wrap-around porch.<sup>77</sup>

Although the building lacks the detail and ornamentation usually associated with the Queen Anne style, the appearance of the simple door and window surrounds, window sash and pane treatments; half-timbered detailing in the porch frieze and entrance gable; and the curvilinear bargeboard on the pediment of porch entrance reflect ornamental elements of the style.<sup>78</sup>

The ground floor plan and asymmetrical massing of the building is composed of a two-story front section incorporated under an irregularly shaped roof plan which features a steeply pitched, central hipped roof with lower, asymmetrically placed dominant front-facing gable and side-facing cross gables. Typical of the Queen Anne style, the hipped roof ridge runs front-to back, parallel to the side of the house. A projecting one-story window bay is located in the north cross gable and a projecting two-story bay is located in the south cross gable. A one-story full-width porch on the west front wraps around the north side. All of the roof elements in the front section and porch are covered with octagonal asphalt shingling. Recessed directly behind this section is a square two-story central wing with a flat roof. Behind this central wing is a two-story ell, slightly recessed on the north side. Its shallow gable roof (less than 10 degrees) is below the roof line of the central wing. Attached to the rear, east side of the ell is a small centrally placed one-story shed addition with a flat roof.

## B. Description of Exterior

### Front West Side:

The front west side of the building faces onto South 15th Street. This primary facade incorporates three distinct wall planes: the central face of the building and the west walls of the north cross gable and the two-story bay window projection located under the south cross gable. The central wall plane is located under an asymmetrical roof arrangement of a steeply pitched central hipped roof with an overhanging gable supported by brackets at the corners of the gable. The gable placement on the north end of the building's west face creates an asymmetrical appearance. In addition to the large brackets, round rafters and a rectangular central window provide the only gable ornamentation. Photographic documentation prior to the boarding of the building shows the window having a rectangular sash with a single large pane surrounded by small rectangular stained glass panes.

Directly below the gable on the second floor are a pair of narrow, full-length windows. To the south of the gable area are another single, narrow full-length window and, beside it, a square half-length window opening. The second floor of the vertical bay created by the projecting north cross gable has one, centrally located narrow, full-length window. The second floor of the projecting window bay of the south cross gable is the width of the one, narrow full-length window. All the windows are boarded over. Earlier documentation shows the narrow, full-length windows to have double sashes of single panes. Photocopies of earlier photographs indicate that the smaller square window features one sash with two-over-two panes. All of the surrounds are simple and unornamented.

The ground floor of the west side is dominated by a full-width, one-story porch with a shed roof which wraps around to the north side of the building. The porch entrance projects diagonally from the north corner of the porch and features a pedimented roof supported by protruding brackets. Decorative detailing in the gable of the porch entrance includes a simple curvilinear barge board and half-timbering which repeats the shape of the gable. The narrow, square wooden full-length porch supports are plain, typical of those found in Shingle style architecture<sup>79</sup> or used as modern replacements. Between the evenly spaced supports in the space normally occupied by a balustrade are solid partitions. A deep simple frieze, decorated with rectangular half-timbering, caps the porch supports. The main entrance is centered under the front gable and is the width of the paired windows directly above on the second story. To the south of this entrance is a single, narrow window located below and somewhat to the north of the window above on the second floor. The first story wall of the projecting north cross gable has a narrow door opening. The first floor of the west side

of the projecting window bay in the south cross gable is composed of a narrow, full-length window identical to the one above. All of the window surrounds are simple and unornamented.

The window and door openings are currently boarded over. Earlier documentation shows the narrow, full-length windows to have double sashes of single panes; the main entrance featured a heavy wooden door and surrounds. The northwest and southwest corners of the west gable wall feature a decorative wooden quoin treatment. All of the walls and structural and design elements including window and door surrounds, porch supports and sides, half-timbering and quoins are covered in a fine finish stucco.

North Side:

The north side of the building includes four major structural wall divisions which mark the discontinuity and asymmetrical massing of building. Starting at the west end of the building's side, the first wall division is composed of the north side of the west front gable. A tall interior chimney clad in concrete projects from the roof edge in the center of this building division. Directly below on the second floor is a narrow full-length window centered in the bay. It is the same dimensions as the full-length windows found on the north side of the house and is presently boarded over. The ground floor wall below has no openings. This area also incorporates the north side of the wrap-around porch with its corner entrance.

Moving to the east, the next building section incorporates the area under the cross gable and projects outward from the other wall sections. A rectangular central window is the only ornamentation in the gable. Prior photographic documentation shows a single sash with a single large pane surrounded by small rectangular panes of stained glass. Directly below on the second floor is a full-length narrow central window. On the ground floor level, a one-story projecting bay of five windows, three facing north, one facing west and one facing east. A pent roof covers the bay window projection. All of the narrow, full-length windows are the same dimensions as the full-length windows found on the north side of the house and are boarded over. Prior photographic documentation shows them to be one-over-one sashes.

The third building section is the area incorporated in the central wing of the house under a flat, tar and gravel roof. The entire wall is slightly recessed from the cross-gable wing to the west. The arrangement of windows creates a decidedly asymmetrical appearance in the wall plane. On the second floor on the east end is a rectangular window, the width of the paired narrow windows directly below, but one-third the length. To the west on the second floor is a pair of narrow, full-length windows the same

dimension as those found on the first floor of this building section. Directly below these paired windows are two rectangular windows, the approximate width of the paired windows, but three-quarters the length. The space between these windows is about the same as their width. All of the window surrounds are plain and unadorned. The windows are all boarded over. Photodocumentation prior to the boarding the building shows the rectangular second story window to have a single sash with a single pane and the paired windows located on the first and second floors to have double sashes with one-over-one panes. No photographic documentation exists as to the sash configuration of the two, three-quarter windows located on the first story. The northeast corner of this section features the wooden quoin ornamentation.

The final building section is a small two-story ell, slightly recessed from the central section. According to the 1897 Sanborn Map it was originally a one story ell. The first floor has a central, full-length window the same dimension as the single, full length windows found on the other sections of the building. On the second floor are three ribbon windows, each the same width as the first floor window but three-quarters the length. The windows are boarded over. Prior photographic documentation shows the second floor windows to have double sashes, one-over-one panes. The side of a small one-story shed with a flat roof, attached to the east ell has one, narrow door which is boarded over. The projecting northeast corner of the ell, including the later second story addition, features the wooden quoins ornamentation.

All of the walls and structural and design elements including the shed addition, window and door surrounds, and quoins are covered in a fine finish stucco.

South Side:

The south side of the building includes four major structural wall divisions which mark the discontinuity and asymmetrical massing of building. Starting on the west end of the building's side, the first wall division is composed of a flat wall plane under the hipped roof section and located west of the south facing cross gable. The south side of the full-width porch on the front of the building projects west from this wall plane. This wall division includes two, narrow full-length windows, one located on the west end of the wall, mid-way between the first and second floors. The second is located east of the first near the second story bay window projection on what appears to be an interior landing level; the sill is located at the base line of the second floor. Both windows are the same dimensions as the full-length windows found on the west side of the house and are presently boarded over. The southwest corner of this section features wooden quoin ornamentation.

Moving to the east, the next wall section incorporates a two-story bay window which projects outward from the south cross gable and the other wall sections. A rectangular central window is the only ornamentation in the gable. Photographic documentation prior to its being boarded over, shows a single sash with a single large pane surrounded by small rectangular panes of stained glass. Directly below is the two story bay window with a pent roof. The second story window bay is composed of three windows, one window in each side of the bay. The first floor of the window bay includes five windows: one window on the east and west sides and three ribbon windows in the south side of the bay. These windows are all the same dimensions and match the other narrow, full-length windows found in the structure. All are boarded over. Photographic documentation prior to boarding shows them to have double sashes with one-over-one panes. The corners of the bay are the only projecting corners in the building that do not feature the wood quoin ornamentation.

The third building section is an area incorporated in the central wing of the house under a flat tar and gravel roof. The entire wall of the section is on the same plane as the wall west of the window bay.<sup>80</sup> The arrangement of windows creates a decidedly asymmetrical appearance in the wall plane and is similar to the arrangement found in this section on the north side. The wall plane and window arrangement is a later alteration; originally a one-story porch was part of a recessed ell. On the second floor on the east end is a rectangular window, the width of the paired narrow windows directly below, but one-third the length. To the west on the second floor is a pair of narrow, full-length windows the same dimension as those found on the first floor of the building section. Directly below the paired windows are two, full-length rectangular windows with segmented arches. All of the window surrounds are plain and unadorned. The windows are all boarded over. Photographic documentation prior to the boarding the building shows the rectangular second story window to have a single sash with a single pane and the paired windows located on the first and second floors to have double sashes with one-over-one panes. No photographic documentation exists as to their sash configuration of the two, three-quarter windows located on the first story. The southeast corner of this section has the wooden quoin ornamentation. A one-story, frame shed addition with horizontal wood board siding has been attached to the area around the paired windows. It features a door in the west side and a square window in the south side. Its roofing material is the same octagon asphalt shingling found on the hipped cross gables and porch roofs.

The final building section is a small two-story recessed ell, According to the 1897 Sanborn Map it was originally a one story in height. The first floor has a narrow, full-length window on the

east end of the wall plane. It is the same dimension as the single, full-length windows found on the other sections of the building. Directly to the west is a square window three-quarters the size of the full-length window. Both are boarded over. On the second floor are three ribbon windows, each the approximate width as those on the first floor, but three-quarters in length. The windows are boarded over. Prior photographic documentation shows the second floor windows to have double sashes, one-over-one panes. The side of a small one-story shed with a flat roof, attached to the east ell has a square, three-quarter window. The southeast corner of this wall section, including the later second story addition, features wooden quoins.

All of the walls and structural and design elements including the shed addition, window and door surrounds, and quoins are covered in a fine finish stucco.

East, Rear Side:

The building's visible wall planes on the east, rear of the building include the wall surface of the first floor shed addition with a flat roof; the wall of the east ell and the exposed half of the east wall of the center wing. The shed addition is centered and indented on both sides in the east wall of the two-story ell addition. The east wall of the shed addition has no openings.

The two-story east ell has a shallow gable roof (less than 10 degrees) which is below the roof line of the central wing section directly to the west. The exposed east wall of the two story ell addition not covered by the shed addition has, on the second floor, two doors flanked by two, three-quarter size windows the same dimensions and configuration as the ribbon windows found on the north and south sides of the ell. A frame porch deck with shed roof is attached to the area around the doors and supported by the shed addition below. The deck has simple square porch supports and two horizontal rails. An open space in the east center portion indicates a stair opening. The stairway is missing.

The recessed south end of the east wall of the center wing is distinguished on the second floor by a long, narrow window located on the north side, near the corner created by the joining of the ell to the center wing. Directly below on the first floor is a square, three-quarter window opening. To the south of the square window is a door opening covered by a primitive wooden shed roof with square wood supports. The south end of shed roof is attached to the small wooden shed on the south side of the building.

The window and door openings are boarded over. All of the walls and structural and design elements, excluding the second story porch-

deck and ground floor lean-to, are covered in a fine finish stucco.

#### C. Interior Elements

The building has been vacant for over ten years. It is currently boarded up and in compliance with city building codes. The city has, at this time, no legal access to the structure without owner permission. The owner will not grant access for documentation. The City Inspectors Building file indicates the presence of structural and cosmetic damage due to water damage, deterioration and vandalism. Many of the original building elements such as original woodwork and stairway configuration and some of room configuration remain intact.<sup>81</sup>

#### D. Site

The site is elevated above the street and includes lots 1, 2, 3, and 4. The residence is centered on lots 3 and 4 on the south half of the site. An ashlar limestone retaining wall is located along the west property line, facing South 15th Street. A concrete retaining wall topped with a chain link fence borders the property on the north side along Charles Street. At the sidewalk level, a corner entrance is flanked by two large, square concrete pillars with domed tops featuring petal-like incised decoration with scalloped edges. This entrance incorporates concrete steps, smooth-cut coursed stone work stair walls and a concrete path leading to the corner porch entrance.

The building is located in a residential streetscape of deteriorated late nineteenth and early twentieth century residences with a vacant lot to the south and a number of vacant lots in the vicinity.<sup>82</sup> The surrounding National Register District has a checkered appearance. There is a very low owner-occupancy rate with many of the large dwellings and original duplex units further subdivided into tiny apartment units. Maintenance on the buildings has been deferred long enough that the structural integrity of many of the buildings is compromised. Approximately five to ten percent of the buildings are vacant and abandoned. Despite these conditions, there have been few losses of buildings so that the structural density of the present district approximates the historical condition at the apogee of the district's physical growth.

**PART III. ENDNOTES**

1. Buildings which, for the purposes of local and National Register designation, have been classified as contributing retain physical features indicative of period styles and design preferences.
2. National Register listing, 8 March 1991; Local designation, 6 January 1986.
3. 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).
4. Rufus K. Allen was a builder of considerable prominence in the community. It is quite probable that he designed and supervised the erection of his residence. Building permits were not issued until 1886. The only extant permit is for 1906. See narrative for further documentation of building history.
5. Mary Jo Winder, "Missouri Office of Historic Preservation Architectural/Historic Inventory Survey Form," (Survey form prepared for the City of St. Joseph Landmark Commission and the Missouri Historic Preservation Program), 2 December 1988.
6. *Sanborn Map for St. Joseph, Buchanan County, Missouri*, (New York: Sanborn Map and Publishing Co., 1897), Sheet 51. *Sanborn Map for St. Joseph, Buchanan County, Missouri*, (New York: Sanborn Map and Publishing Co., 1912), Sheet 78.
7. Birdsall and Williams, *The History of Buchanan County Missouri*, (St. Joseph: Union Historical Society, 1881), pp. 390-391, 405.
8. Wolfenbarger, "Historic Resources of St. Joseph, Buchanan County, Missouri," p. 3; Dennis Domer, "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.
9. Domer, "St. Joseph: A Tale of Three Cities," p. 2; Birdsall and Williams, *The History of Buchanan County*, pp. 406, 415-416.
10. *Ibid.*, p. 430; Wolfenbarger, "Historic Resources of St. Joseph," p. 3.

11. Domer, "St. Joseph: A Tale of Three Cities," p. 1.; Sixty-four of the buildings were brick.
12. Ibid.; Birdsall and Williams, *The History of Buchanan County*, p. 436.
13. Wolfenbarger, "Historic Resources of St. Joseph," p. 4.
14. Ibid.
15. *History of Buchanan County and St. Joseph, Missouri*, (St. Joseph: History Publishing Company, 1915), p. 78.
16. Wolfenbarger, "The Historical Resources of St. Joseph," pp. 4-5.
17. Ibid., p. 5.
18. 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.
19. *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.
20. Ibid.
21. Wolfenbarger, *Historic Resources of St. Joseph*, p. 7.
22. Walter Williams, *The State of Missouri: An Autobiography*, (Columbia: E.N. Stephens, 1904), p. 282.
23. Domer, "St. Joseph: A Tale of Three Cities," p. 3.
24. 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.
25. 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.

26. Birdsall and Williams, *The History of Buchanan County, Missouri*, p. 600.
27. *Daily News History*, p. 122.
28. 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.
29. Birdsall and Williams, *The History of Buchanan County, Missouri*, pp. 592-597.
30. *Ibid.*, p. 644.
31. Wolfenbarger, "Historic Resources of St. Joseph," p. 9.
32. *Ibid.*
33. *Ibid.*, p. 10.
34. 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.
35. *Sanborn Map for St. Joseph, Buchanan County, Missouri, 1883, 1888, 1897*; Wolfenbarger, "Historic Resources of St. Joseph," pp. 22-24.
36. *Ibid.*
37. Barbara Clark, "The Golden Age in St. Joseph," n.p.: n.d. pp. 5, 6.
38. *Ibid.*, p. 6.
39. *Ibid.*, pp. 5-6.
40. *Ibid.*
41. Wolfenbarger, "Historic Resources of St. Joseph," p. 12.
42. *Ibid.*, pp. 12-13.
43. *Ibid.*, p. 13; Hugh Davidson, "Museum Hill Historic District," (National Register of Historic Places Nomination prepared for the City of St. Joseph, Landmark commission and the Missouri Historic Preservation Program, November 1990), Sec. 8, p. 9,
44. *Ibid.*

45. Ibid., Section 7., p. 1; Demolitions documented for HABS include: 311 South 15th, HABS No. MO-1873; 301 South 10th, HABS No. MO-1843; 1408 Charles Street, HABS No. MO-1886.
46. Davidson, "Museum Hill Historic District," Section. 8, pp. 1, 5.
47. Wolfenbarger, "Historic Resources of St. Joseph," pp. 23-28.
48. Davidson, "Museum Hill Historic District," Section 7, p. 1, Section 8, pp. 1-2, 4, 5.
49. There is one noteworthy exception which encompasses one entire city block between 13th and 15th street on Francis Street. The lots are large with a forty foot set back from the street and all have large side lots.
50. Susan Ide Symington. "Museum Hill Architectural Survey, Saint Joseph, Missouri," (Prepared for the City of St. Joseph, Landmark Commission and the Missouri Historic Preservation Program, May 1985), pp. 4-5; South 15th Street is located in Carter's Addition, which encompasses the land east of 13th Street to 17th Street between Messanie Street and the north side of Faraon Street was platted as Carter's Addition in 1858. Later "Additions" in the district were actually subdivisions of the larger plats cited.
51. Fotheringham, compiler. *St. Joseph City Directory of 1859-1860*, (St. Joseph: n.p., 1859, p. 110.
52. Davidson, "Museum Hill Historic District," Sec. 8, p. 3.
53. Ibid., p. 1.
54. Ibid., pp. 5-6; For example, Francis Browne, a well-to-do partner in one of the larger wholesale merchant firms, tore down his ample dwelling at 402 S. 12th street and built a huge Italianate mansion on the site in 1880. Edward Ray built his large Queen Anne house in 1887 on the site of the house where he had lived since the late 1850s.
55. Virginia and Lee McAlester, *A Field Guide To American Houses*, (New York: Alfred A. Knopf, 1985), p. 212; Davidson, "Museum Hill Historic District," Sec. 8, p. 5.
56. Ibid., p. 6.
57. Ibid., p. 8.

58. Ibid., p. 11.
59. Symington, "Museum Hill Architectural Survey," p. 5.
60. Dale Nimz, "HABS No. MO-1873, 311 South 15th Street," (Historic American Buildings Survey narrative prepared for the City of St. Joseph, Mo.; Missouri Historic Preservation Program; and the U.S. Department of Interior, National Park Service, 15 October 1991), p. 4; Frederick Allen, Rufus' son, would have been around nineteen years old at this time according to the 1880 Census and family burial records cited later in the narrative.
61. *An Illustrated Historical Map of Buchanan County, Missouri*, (Philadelphia: Brink, McDonough and Company, 1877).
62. *Ballenger and Hoye's City Directory*, (St. Joseph: St. Joseph Steam Printing Company, 1878, p. 60; 1882, p. 63; 1884, p. 60.
63. Dixie Painter, transcriber, *1880 Census of the City of St. Joseph, Buchanan County, Missouri Excluding Washington Township. Population Schedule of the Tenth Census of the United States 1880 City of St. Joseph Buchanan County*. (St. Joseph; n.p., 1978-1979), p. 250; Margaret McDaniel Downs and Martha McDaniel Thompson, *Mount Mora Cemetery, Buchanan County, St. Joseph Missouri*. (Redding California: n.p., 1975), pp. 78-79; *Ballenger & Hoye's Fifth Annual City Directory 1880 St. Joseph*. (St. Joseph: St. Joseph Steam Printing Company, 1880), p. 63; *Hoye's City Directory of St. Joseph for 1894*. (St. Joseph: The Shirley Press, 1894), p. 58.
64. *Hoye's City Directory of St. Joseph for 1891*. (St. Joseph: Hoye City Directory Company, 1891), pp. 63, 64.
65. *St. Joseph City Directory-1897*, (St. Joseph: Combe Printing Company, 1897), p. 125; *1902 Directory of St. Joseph and Buchanan County*, (St. Joseph: Combe Printing Company, 1902), p. 132; *St. Joseph City Directory*, (St. Joseph: Combe-Polke Directory Company, 1905), p. 1173; 1907, p. 1278; *Polke and Co.'s Saint Joseph City Directory 1912*, (St. Joseph: Polke & Co., 1912), pp. 74, 196, 798, 1032.
66. Downs and Thompson, *Mount Mora Cemetery*, pp. 78-79.
67. McAlester, *A Field Guide to American Houses*. pp. 269-272.
68. Davidson, "Museum Hill Historic District," Sec. 8, pp. 7, 8; Nimz, "HABS No. MO-1873."

69. Symington, *Museum Hill Architectural Survey*, pp. 5, 8.
70. McAlester, *A Field Guide to American Houses*. p. 267.
71. *Sanborn Map for St. Joseph, Buchanan County, Missouri*, 1883, 1888, 1897, 1912.
72. If the city's building permits are complete, the building would have been erected prior to 1886 when building permits were required since the earliest permit listing is for 1924.
73. Birdsall and Williams, *History of Buchanan County, Missouri*. p. 661; Fotheringham, *St. Joseph City Directory of 1859-60*. p. 6.
74. Birdsall and Williams, *History of Buchanan County, Missouri*. pp. 604, 661; *St. Joseph Its Trade and Manufacturers*. (St. Joseph: Danes and Company, 1870), p. 34, and 1872, p. 28.
75. Birdsall and Williams, *History of Buchanan County, Missouri*. p. 66; *Hoye's City Directory of St. Joseph for 1892*. Hoye City Directory Company. St. Joseph: 1892), p. 61; *Hoye's City Directory of St. Joseph for 1894*. The Shirley Press: 1894. St. Joseph, p. 58; *St. Joseph City Directory - 1897*. Combe Printing Company. St. Joseph: 1897.
76. *Sanborn Map for St. Joseph, Buchanan County, Missouri*. 1897, Sheet 51.
77. McAlester. *A Field Guide to American Homes*. pp. 263-267.
78. *Ibid.*, pp. 264, 266.
79. *Ibid.*, p. 290.
80. A comparison of the ground floor plan in the 1897 and 1912 Sanborn Maps shows that the original configuration of this building section was not a flat wall plane. Originally a one-story porch projected from a slightly recessed wall. A doorway opened from the interior onto the porch. By 1912, it the porch has been enclosed. The lack of a one story designation for the porch area which appears in the 1897 plan is indicative that a second story was added.
81. "305 S. 15th Street," (Building Inspector's Files. Community Development Department. City of St. Joseph, Missouri.)
82. See HABS No. MO-1873, "311 South 15th Street."

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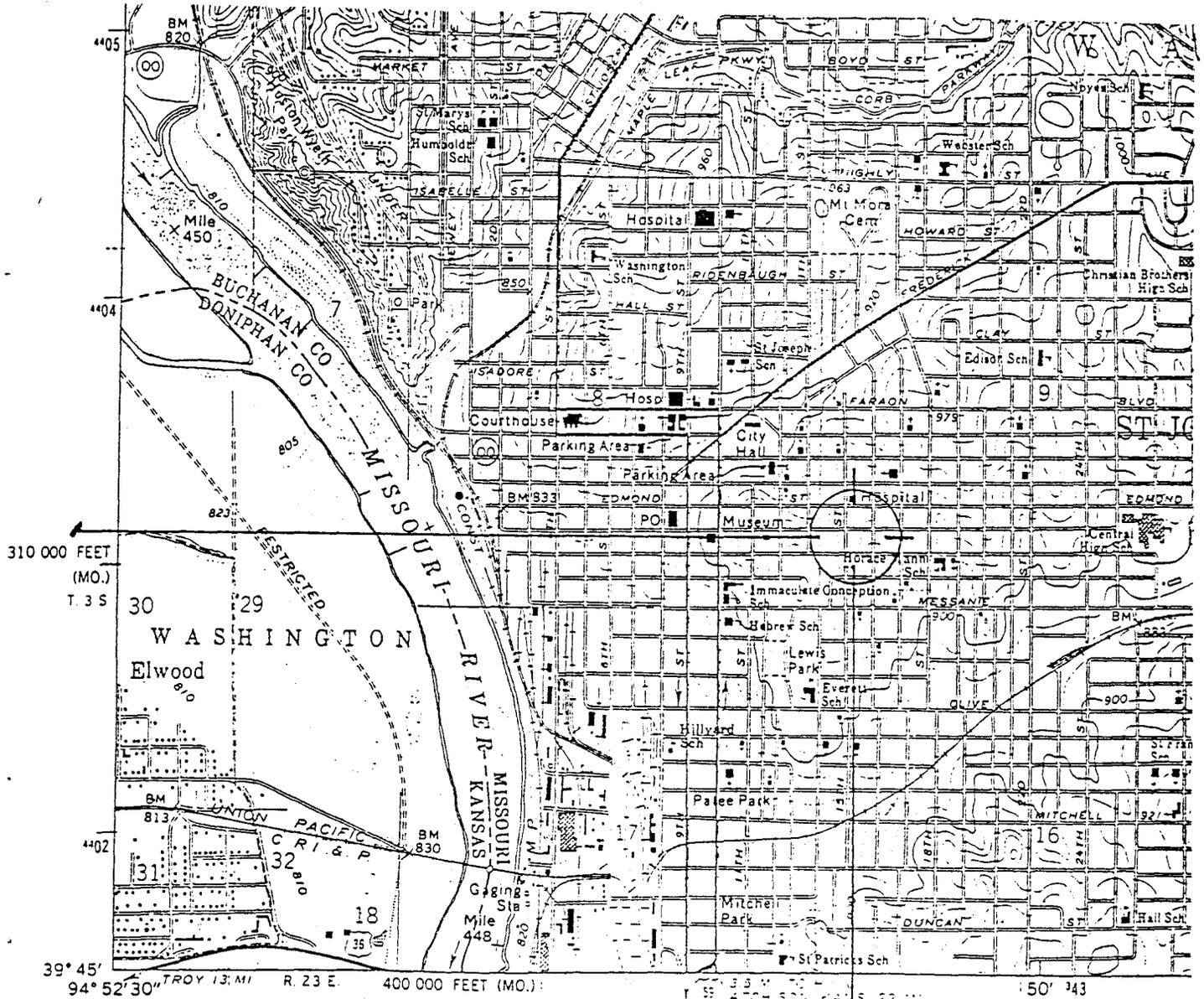
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**PART V. PROJECT INFORMATION**

This Historic American Building Survey (HABS) documenting 305 South 15th 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 considered for demolition in the project area. David Bergstone, Historic Preservation Planner, for the City of St. Joseph, Missouri supervised the project. Phillip 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.)



(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



**SITE LOCATION MAP, "MUSEUM HILL" NEIGHBORHOOD**  
(Circle added to delineate area of property location.)

