

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name: Patee Town Historic District
other name/site number: N/A

2. Location

street & number: Roughly bounded by Penn Street, South 11th Street, N/A not for publication
Lafayette Street and South 15th Street
city or town: St. Joseph N/A vicinity
state Missouri code MO county Buchanan code 021 zip code 64501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official Claire F. Blackwell, Deputy SHPO

Date

Missouri Department of Natural Resources

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

entered in the National Register

See continuation sheet.

determined eligible for the

National Register

See continuation sheet.

determined not eligible for the

National Register

removed from the National

Register

other (explain):

5. Classification

Ownership of Property:	private public-local	Number of Resources within Property: (Do not include previously listed resources in the count)		
Category of Property:	district	Contributing	Noncontributing	
		71	21	buildings
		1	-0-	sites
		-0-	-0-	structures
		-0-	-0-	objects
		72	21	Total

Name of related multiple property listing: Historic Resources of St. Joseph, Missouri
Number of contributing resources previously listed in the National Register: 2

6. Function or Use

Historic Functions:	DOMESTIC DOMESTIC DOMESTIC DOMESTIC COMMERCE/TRADE INDUSTRY/PROCESSING/EXTRACTION RELIGION GOVERNMENT EDUCATION	Sub:	single dwelling multiple dwelling secondary structure hotel specialty store manufacturing facility religious facility fire station school
Current Functions:	DOMESTIC DOMESTIC DOMESTIC COMMERCE/TRADE COMMERCE/TRADE RELIGION RECREATION AND CULTURE	Sub:	single dwelling multiple dwelling secondary structure business specialty store religious facility museum

7. Description**Architectural Classification:**

Greek Revival	Colonial Revival
Italianate	Craftsman
Romanesque Revival	Minimalist Traditional
Queen Anne	

Other Description: N/A

Materials

foundation	BRICK
roof	ASPHALT
walls	BRICK
other	WOOD/ weatherboard

Narrative Description

See continuation sheets.

8. Statement of Significance**Applicable National Register Criteria**

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

ca. 1858 to ca. 1939

Significant Dates

N/A

Criteria Considerations

Property is: N/A

- ☐ **A** owned by a religious institution or used for religious purposes
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave
- ☐ **D** a cemetery
- ☐ **E** a reconstructed building, object, or structure
- ☐ **F** a commemorative property
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Significant Persons

N/A

Cultural Affiliation

N/A

Architect/Builder

Stigers, Louis (1817-1904)

Eckel, E. J.(1845-1934) and Aldrich, W. S. (1865-1945)

Narrative Statement of Significance

See continuation sheets.

9. MAJOR BIBLIOGRAPHICAL REFERENCES**Bibliography**

See continuation sheet.

Previous Documentation on File (NPS): N/A

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

Primary Location of Additional Data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Missouri Department of Natural Resources

10. Geographical Data

Acreage of Property: 19.4 acres

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

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
1	15	341765	4402580	3	15	342275
2	15	342260	4402560	4	15	341750

___ See continuation sheet.

Verbal Boundary Description: See continuation sheet.**Boundary Justification:** See continuation sheet.

11. Form Prepared By

name/title: John Linn Hopkins & Marsha R. Oates

organization: Hopkins & Associates date: January 2002

street & number: 974 Philadelphia Street telephone: (901) 278-5186

city or town: Memphis state: TN zip code: 38104

Property Owner

name: Multiple

street & number: telephone:

city or town: state: zip code:

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NARRATIVE DESCRIPTION

Summary

Located in the heart of an area commonly referred to as "Patee Town" in the City of St. Joseph, Buchanan County, Missouri, the Patee Town Historic District is a significant, traditionally mixed-use area of 92 buildings and 1 site developed over a period of 1858 to 1939; two additional buildings have been previously listed upon the National Register of Historic Places. Of these buildings, 63 are principal buildings which contribute to the significance of the district, and there are 8 ancillary structures which also support its significance. The balance of the building stock in the district is composed of 7 non-contributing buildings and 14 ancillary structures which also do not contribute to its significance for the purposes of this nomination. The district is an irregularly shaped area with South 12th Street and Penn Street as its principal axes. The area is bound on the west by a portion of South 10th Street, on the north by properties facing portions of Seneca, Lafayette Street, and Penn Street, on the east by properties facing portions of South 12th Street, South 14th and South 15th Streets, and on the south by properties facing portions of Penn Street and Mitchell Streets.

The resources contained within this area reflect three of the Associated Historic Contexts identified in the Multiple Property Submission "Historic Resources of St. Joseph, Buchanan County, Missouri," namely: "Western Outfitting in St. Joseph, 1843-1865;" "Wholesale Distribution in St. Joseph, 1866-1914;" and, the amended context of "Suburban Growth in St. Joseph, 1900-1950." Of the property types identified in the Associated Contexts, there are 8 examples of the "Victorian-Style, Single-Family Residences" type; 23 examples of the "Vernacular Residential Structures" type; 19 examples of the "Duplex Residential Structures" type; and, 4 examples of "Popular Style Houses." Eight outbuildings, which include garages, "back house" apartments, a stable, and a summer kitchen were developed in association with these residences as ancillary structures. In addition, there are 5 examples of the "Small-Scale Commercial Block" property type; 1 example of the "Large-Scale Commercial Block" property type; 1 example of a "Service-Related Facility" property type; and, 2 examples of the "Warehouse/Light Manufacturing Facilities" property type as identified in the amended Associated Historic Context "Queen City of the West: Commerce in St. Joseph, ca. 1865-1945." There is 1 example of a historic church facility property type for which no Associated Historic Context has been developed. There are also 8 other examples of residential buildings and church-related facilities which do not conform to the standards set nor the periods of significance established for property types in St. Joseph.

The L-shaped district occupies an area of St. Joseph that is spread along the base of one of the

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high, rolling erosional ridges that generally characterizes the topography of St. Joseph. The northern leg of the "L" slopes dramatically downward from northeast to southwest, dropping nearly 85 feet from its high point near the corner of South 12th and Lafayette Streets, to its low point at South 10th and Penn Streets. By comparison, though, the slope of the eastern leg of the "L" along the level of Penn Street is nearly flat and changes only 25 feet between South 10th and Penn Street to the eastern end of the district at South 15th and Penn Street. To the south and west of the district spread the relatively flat erosional plain below the Missouri River loess bluffs from which the ridges of St. Joseph were carved.

The gridded matrix of streets and lots imposed on the topography of the district produces strong gradient changes from one side of a street to the opposite. As a result, lawn terraces of varying heights are a common feature of individual properties and streetscapes in some parts of the district; in others, lawn terraces may be a feature of only one side of a street, and not another. Where lawn terraces exist, they are often retained by walls of brick, stone, stuccoed brick, stuccoed concrete block, cast stone block, and reinforced concrete. Many of these retaining walls are distinctive features of the streetscape which make up a significant element of the historic streetscape of the area.

Penn Street is a collector street of some importance to this general area of St. Joseph, connecting other major north-south collector streets like 22nd Street on the east and 8th Street to the west. The importance of Penn Street as a significant transportation route was established as early as the early-1850s. South 11th Street has also served historically as an important transportation route; the city's first trolley line terminated in 1866 at South 11th Street and Mitchell Avenue, and ran north to Felix and Third Street in the core of Downtown St. Joseph. One can rightly expect, then, that the orientation of lots along Penn Street would face Penn Street, and the orientation of lots along South 11th Street would face South 11th Street. The orientation of lots elsewhere in the district is far less predictable and changes from block to block.

The district is composed of ten full or partial blocks, created by a grid of streets that can be considered irregular. Blocks created out of this street pattern do vary widely in size, as do its lot sizes and configurations. Some of the blocks are bisected along their longitudinal axes by a single alley, creating a traditional double-loaded lot pattern. Other blocks are divided latitudinally along their axes with a single alley, creating a double-loaded lot pattern that is perpendicular to neighboring blocks. Still other blocks have no alleys at all; and two blocks in the district are bisected by a named street that serves the same purpose as that of an alley. With the exception of these two streets, the alleys are the places where most of the district's garages and carriage houses are located and accessed.

Widths of named streets in the district range from 50 feet to 60 feet in width. The streets and alleys of the district were originally paved with brick laid in a running bond pattern, which have

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subsequently been covered with a layer of asphalt. There is strong physical evidence that suggests that much of the original brick paving remains in place under the current surface of asphalt.

The historic character of the streetscape in the district includes granite and limestone curbing at the street edge. A substantial amount of the original stone curbing remains in place today. Sidewalks of the district were developed both abutting the curb and set back from the curb behind a grassy neutral strip. Sidewalks range in depth from 6 to 10 feet, and they were originally paved with brick. The district contains many large-scale sections of original brick sidewalk paving, some laid in a herringbone pattern, and some laid in a running bond pattern. Some areas of concrete sidewalks replaced brick sidewalks during the historic period. Street intersections in the district are marked with lettered concrete pylons set into the sidewalks in ca. 1920, and many, if not most of these pylons remain in place today.

The landscape character of the district is notable for its mature trees along streets and in yards, and there are occasional places within the district where the tree canopy spans or nearly spans the street. Varieties of street and yard trees include largely native species of red oak, cottonwood, maple, sycamore, linden and tulip poplar. Individual yards vary in terms of their landscape character, a factor in part due to the character of individual lot sizes and building setbacks. Many, though, are planted with common historic trees, shrubs and ornamental plants, including forsythias, hydrangeas, lilac, and roses, among others.

The pattern of lots within the district varies quite widely, a condition caused by the combined effects of topographical change, and of differing subdivision and re-subdivision overlays imposed over time. The lot pattern in evidence today ranges from lot frontages as narrow as 22.5 feet to as wide as 160 feet; and average lot appears to range in the vicinity of 40 to 50 feet. Lots depths also range greatly, from as little depth as 50 feet to a maximum of 209 feet; the average lot depth appears to range from 140 to 160 feet. The setbacks of historic structures built on these lots also varies widely in the front and side yard. Front yard setbacks from the sidewalk are as little as 0 feet and as much as 40 feet, though the average appears to be 20 feet; side yard setbacks also range from as little as 0 feet to as much as 25 feet, with the average being about 15 feet.

The predominant historic land use in the district is single-family residential, followed by duplex residential. Given the importance of Penn Street as a transportation corridor, and given the location of the district's location immediately north of a major historic railroad corridor, it is not unexpected to find a mixture of historic retail commercial and industrial buildings also standing in the district, along with churches and public service buildings. Major attention should also be paid to the effect of the Patee House Hotel (NHL 11/5/1961) in shaping the land use pattern of the district, first in its use as a hotel, then later as a manufacturing facility.

The architectural character of buildings in the district is defined by a variety of middle/late-

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nineteenth century and early-twentieth century traditional plan types, and the architectural styles applied to them. House types found in the district include the block and wing cottage, the hall and parlor cottage, the gable and block cottage, the shotgun cottage, the T-plan shotgun cottage, the double-shotgun cottage, the cubical cottage, the center hall cottage, the side hall cottage, the composite cottage, the side hall townhouse, the duplex side hall townhouse, the gable and block townhouse, the four square, the bungalow and many variants of these basic forms. Predominant architectural styles applied to these residences include Greek Revival, Italianate, Queen Anne, Colonial Revival, Craftsman, and Minimalist Traditional styles.

The original Multiple Property Submission for residential resources in St. Joseph was prepared in 1988, at a time when only a small area of the city had been surveyed and evaluated for its architectural and historic character. Now that large-scale surveys have been completed, hindsight has revealed serious flaws in its use for evaluating the broad cloth of the city's potentially-historic resources, especially when considering the nomination of districts. Property types defined in the submission were seemingly developed with only the highest of "high-style" examples in mind; the resulting registration requirements therefore assign an unreasonable premium on the retention of original architectural details in the assessment of integrity. No provision is made for assessing the integrity of buildings in districts which evolve within a historic period through alterations over time. Little distinction is also made between the standards for evaluation of buildings for individual listing as opposed to buildings within districts, and in some cases, the standards for districts are entirely absent.

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

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

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

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

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

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veneer over an original stucco or brick surface. These buildings have lost their ability to contribute to the district's significance, and are labeled (NC) in the district inventory. There are also buildings in the district which are currently non-contributing resources, but whose contributing status may be recaptured following a carefully planned rehabilitation. For preservation planning purposes alone, these structures have been identified (NC*)

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

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INVENTORY OF PROPERTIES

NAMED STREETS

LAFAYETTE STREET

01 1115 Lafayette Street (C) One and one-half story, four-bay, frame double-shotgun variant with Queen Anne influence, built ca. 1895. Cross gable roof covered with asphalt shingles, with plain projecting eaves, box cornice and cornice returns. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs. Two, side, one-bay, shed roofed porches supported by wrought iron replacement posts. Entrances contains a single-light replacement doors. Duplex Residential Structure.

02 1116 Lafayette Street (C) Daniel Schall Rental House #1 One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1885. Flat, hip and gable roof covered with asphalt shingles, with box cornice, cornice returns and frieze. Windows are 2/2 double-hung sashes, with decorated peaked stone lintels. Side, one-bay, flat-roofed porch supported by a metal replacement post. Entrance contains a multi-panel replacement door. Vernacular Residential Structure.

03 1118 Lafayette Street (C) Daniel Schall Rental House #2 One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1885. Flat and hip roof covered with asphalt shingles, with box cornice and frieze. Exterior features a front projecting polygonal bay window. Windows are 1/1 and 2/2 double-hung sashes, with decorated peaked stone lintels. Side, one-bay, flat-roofed porch supported by a metal replacement post. Entrance contains a three-light, three-panel Craftsman door. Vernacular Residential Structure.

04 1121 Lafayette Street (C) Emil Wildberger Duplex One and one-half story, four-bay, frame double-shotgun variant with Colonial Revival influence, built 1903. Complex hip roof covered with asphalt shingles, with box cornice and frieze, and hip dormer with two 6/6 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and two 1/1 cottage windows. Two, side, one-bay, shed roofed porches supported by columns with Doric capitals. Two entrances each contain single-light, three-panel doors topped by single-light transoms. Duplex Residential Structure.

05 1122 Lafayette Street (C) Daniel Schall Rental House #3 One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1885. Flat and hip roof covered with asphalt shingles, with box cornice and frieze. Exterior features a front polygonal bay window. Windows are 1/1 double-hung sashes, with decorated peaked stone lintels. Side, one-bay, flat-roofed porch supported by a metal replacement post. Entrance contains a four-panel door. Vernacular Residential Structure.

06 1123 Lafayette Street (C) Lewis Stigers Speculative Duplex One and one-half story, four-bay, frame duplex with Greek Revival and Italianate influences, built ca. 1860 and altered with Craftsman influence ca. 1920. Side gable roof covered with asphalt shingles with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 2/2 and 2/1 double-hung sashes, and six-light casements. Full-width, hip roofed porch supported by battered box piers with a block spindle balustrade. Entrance contains a Craftsman three-light, three-panel door. Duplex Residential Structure.

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07 1124 Lafayette Street (C) Daniel Schall Rental House #4 One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1885. Flat, hip and gable roof covered with asphalt shingles, with box cornice and frieze, and bead board in closed gable end. Exterior features a projecting box bay under gable end. Windows are obscured, with decorated peaked stone lintels. Side, one-bay, flat-roofed porch supported by a metal replacement post. Entrance obscured. Vernacular Residential Structure.

MITCHELL AVENUE

08 1301-03 Mitchell Avenue (C) N. B. Taynor Duplex #1 Two-story, four-bay, frame duplex four square with Colonial Revival influence, built 1903. Hip roof covered with asphalt shingles with box cornice and frieze, and hip dormer with two 1/1 double-hung sashes. Exterior walls covered with asbestos shingles. Windows are 1/1 double-hung sashes, some in pairs, and two 1/1 cottage windows. Full-width, hip-roofed porch supported by brick piers. Two entrances each contain single-light, three-panel doors topped with single-light transoms. Duplex Residential Structure.

Garage, ca. 1970. One-story, two-bay, frame, gable roof, asphalt shingles, Masonite siding, multi-light, multi-panel overhead doors. (NC)

09 1305-07 Mitchell Avenue (C) N. B. Taynor Duplex #2 Two-story, four-bay, frame duplex four square with Colonial Revival influence, built 1903. Hip roof covered with asphalt shingles with cornice gutter, box cornice and frieze, and hip dormer with two 1/1 double-hung sashes. Exterior walls covered with asbestos shingles. Windows are 1/1 double-hung sashes, some in pairs, and two 1/1 cottage windows. Full-width, hip-roofed porch supported by brick piers. Two entrances each contain single-light, three-panel doors topped with single-light transoms. Duplex Residential Structure.

Garage, ca. 1950. One-story, four-bay, frame, shed roof, asphalt shingles, asphalt roll siding, multi-light, open and hinged board bay doors. (NC)

10 1311 Mitchell Avenue (C) Morey Piro House One and one-half story, four-bay, frame gable and block townhouse with Colonial Revival influence, built 1910. Cross gable roof covered with asphalt shingles, with box cornice and corner paired brackets, and gable end spanned by a projecting Gothic arched eaves. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes, some in pairs. Partial-width, hip-roofed porch supported by columns with Doric capitals on stuccoed bases. Entrance contains a single-light, three-panel door. Victorian-Styled, Single Family Residence.

Garage, ca. 1965. One-story, two-bay, frame, shed roof, sheet metal roofing, sheet metal siding, sheet metal overhead doors. (NC)

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11 1317 Mitchell Avenue (C) Miss H. E. Mecum House Two-story, three-bay, frame four square with Craftsman influence, built 1909. Hip roof covered with asphalt shingles, with wide eaves and hip dormer with two 8/1 double-hung sashes. Exterior walls covered with vinyl siding. Windows are 12/1 double-hung sashes, multi-light bevel glass casements, and a multi-light beveled glass/1 cottage window. Full-width, hip roofed porch supported by brick piers with corbeled Craftsman capitals. Entrance contains a single-light, single-panel door. Popular Style House.

a. Garage, ca. 1910. One-story, one-bay, frame, flat and hip roof, sheet metal roofing, tongue and groove siding, multi-panel overhead replacement door. (C)

b. Garage, ca. 1940. One-story, two-bay, concrete block, bead board rolling bay doors. (NC)

12 1319 Mitchell Avenue (C) Carrie Highbez House Two-story, three-bay, frame gable and block townhouse with Queen Anne and Colonial Revival influences, built 1901. Flat, hip and gable roof covered with asphalt shingles, with box cornice and frieze, cornice returns, and pattern wood shingles in gable end. Exterior walls covered with Masonite siding. Windows are 1/1 double-hung sashes, some in pairs, multi-light lozenge casement sashes and a multi-light lozenge/1 cottage window. Full-width, hip-roofed, double-L plan porch supported by columns with Doric capitals on cast stone bases. Entrance contains a single-light replacement door. Victorian-Style Single Family Residence.

13 1323 Mitchell Avenue (C) Charles E. Herycele House One-story, three-bay, frame gable and block cottage with Queen Anne influence, built 1903. Cross gable roof covered with asphalt shingles, with box cornice, scallop and sawtooth pattern wood shingles in gable end, and elliptical casement sash in gable end. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, and a multi-light replacement cottage window. Partial-width, hip-roofed, L-plan porch supported by turned posts with a block spindle balustrade. Entrance contains a single-light, multi-panel Queen Anne cottage door topped with a single-light transom. Vernacular Residential Structure.

Garage, ca. 1925. One-story, one-bay, frame, hip roof, asphalt shingles, novelty and board siding, multi-panel overhead replacement door. (C)

14 1325-27 Mitchell Avenue (C) Two-story, four-bay, brick masonry duplex townhouse with Colonial Revival influence, built ca. 1900. Flat roof covered with built-up asphalt roofing behind plain parapet with corbeled modillion cornice. Exterior features corbeled quoins on front corners and flanking some windows. Windows are 1/1 double-hung sashes, some in pairs, and two 1/1 cottage windows with molded cast stone hoods. Partial-width, gable roof porch supported by columns with Doric capitals on brick bases. Two entrances each contain single-light, two-panel doors topped by obscured transoms. Duplex Residential Structure.

Quarters, ca. 1900; altered ca. 1985. One- and one-half story, three-bay, frame, gambrel roof, asphalt shingles, gable dormer with 1/1 double-hung sash, exterior plywood siding, 1/1 metal frame replacement sashes, multi-panel replacement door. (NC)

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PENN STREET

15 1103 Penn Street (C) Two-story, two-bay, brick masonry one-unit commercial block, built ca. 1910 with Colonial Revival influence and converted for multi-family residential use ca. 1930. Flat roof covered with built-up asphalt roofing behind a plain parapet with tile coping and a corbeled basket weave cornice. Windows are 1/1 double-hung sashes. Storefront bays enclosed with 6/6 double-hung sashes. Three entrances have solid replacement doors in reduced openings. Small-Scale Commercial Block.

Garage, ca. 1950. One-story, one-bay, concrete block, hip roof, asphalt shingles, multi-light steel casement sashes, multi-panel overhead door. (NC)

16 1109 Penn Street (C) One-story, three-bay, frame gable and wing variant with Queen Anne influence, built ca. 1890. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes. Side, one-bay, shed-roofed porch supported by wrought iron replacement posts. Two entrances each contain single-light replacement doors. Vernacular Residential Structure.

17 1111 Penn Street (C) One-story, two-bay, frame shotgun with Queen Anne influence, built ca. 1895 and modified in ca. 1925. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with wood shingle siding. Windows are 1/1 double-hung sashes. Entrance set beneath a gable roof hood supported by knee brace brackets and contains a multi-light door. Vernacular Residential Structure.

18 1113 Penn Street (C) One-story, three-bay, frame cubical cottage with Craftsman and Minimalist Traditional influence, built ca. 1900 and altered 1939. Hip roof covered with asphalt shingles with flush eaves. Exterior walls covered with asbestos siding. Windows are 6/1 double-hung sashes. Partial-width, gable roof porch supported by wrought iron posts. Entrance contains a six-light, two-panel Craftsman door. Vernacular Residential Structure.

Garage, ca. 1930. One-story, one-bay, frame, flat roof, asbestos siding, three sets of six-light, two-panel Craftsman folding bay doors. (C)

19 1120-22 Penn Street (C) R. L. McDonald Manufacturing Co. Warehouse Two-story, nine-bay and associated one-story, four-bay brick masonry manufacturing building and warehouse with Romanesque Revival influence, built 1899. Flat roofs covered with built-up asphalt roofing behind plain parapets with sheet metal cornice above a corbeled modillion frieze. Windows are 1/1 and 4/4 double-hung sashes, some in flat arched, semi-circular arched, and segmental-arched reveals; some window openings are filled. Main two-story block has a one-bay, flat roofed replacement porch supported by paired box piers; the one-story block has a partial-depth, shed-roofed replacement porch supported by simple posts. Main block has two single-light, metal frame replacement doors and a multi-panel Queen Anne door topped with a single-light transom; one-story block has a single-light metal-frame replacement door in a segmental-arched reveal. Warehouse/Light Manufacturing Facility.

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20 1201-03 Penn Street (C) William T. Payne Duplex Two-story, seven-bay, brick masonry duplex townhouse with Italianate influence, built ca. 1875. Complex hip roof covered with asphalt shingles, with cornice gutters, wide eaves and frieze. Windows are 2/2 double-hung sashes in segmental-arched reveals, some with corbeled hoods, keystones and labels. Two, partial-width, flat roof porches supported by wrought iron replacement posts. Two entrances each contain multi-panel replacement doors, one topped with a single-light transom, the other transom is obscured. Duplex Residential Structure.

Garage, ca. 1995. One-story, one-bay, frame, gable roof, asphalt shingles, exterior plywood siding, multi-panel overhead door. (NC)

21 1202 Penn Street (C) Patee House (NHL 11/5/1961) Four-story, fourteen-bay, brick masonry U-plan hotel building, with Italianate influence, built 1856-58. Flat roof covered with built-up asphalt roofing behind plain parapet with cornice gutters, box cornice, paired scroll sawn brackets and dentil frieze. Roof features an octagonal, hip-roofed belvedere with finial, with 9/9 double-hung sashes in semi-circular arched reveals. Windows of the upper floors are 6/6 double-hung sashes with cast iron scroll lintels with palette motifs; the windows of the first floor front facade are 6-6 casements divided by pilasters with Doric capitals over a single panel, and topped with two-light transoms set in a semi-circular arched reveals. Partial-width, flat roof replacement porch supported by fluted cast iron columns with wrought iron brackets and balustrade. Entrance contains a multi-light, single-panel replacement double door topped with a fan transom. Large Scale Commercial Block.

a. Jessie James Home, ca. 1880; moved 1977 (NRHP 9/04/1980). One-story, three-bay, frame center hall cottage with Italianate influence, gable roof, wood shingle roofing, weatherboard siding, 4/4 double-hung sashes, two-light, two-panel door. Formerly located at 1318 Lafayette Street.

b. Privy, ca. 1890, moved 1984. One-story, one-bay, frame, cross gable, wood shingle roofing, weatherboard siding, Queen Anne multi-light, multi-panel door. (NC) Moved from Edgerton, Missouri.

22 1211 Penn Street (C) William T. Payne Rental House One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1880. Complex hip roof covered with asphalt shingles, with plain projecting eaves and frieze. Windows are 2/2 double-hung sashes with corbeled segmental-arched hoods. Side, one-bay, flat roofed porch supported by wrought iron replacement posts. Entrance contains a fan light, multi-panel replacement door. Vernacular Residential Structure.

23 1301-03 Penn Street (C) Mrs. Pemetia Cornish Duplex #1 One-story, six-bay, brick masonry duplex side hall cottage with Italianate influence, built ca. 1886. Complex hip and gable roof covered with asphalt shingles, with plain projecting eaves and frieze, and corbeled triangular panels in gable ends. Windows are 2/2 double-hung sashes with corbeled segmental-arched hoods and scroll sawn arch filler. Two, side, one-bay undercut porches supported by tapered posts with a block spindle balustrade. Two entrances each contain solid replacement doors topped with two-light transoms. Duplex Residential Structure.

24 1302 Penn Street (NC) Wyeth Japanese Tea House One-story, three-bay, frame garden structure/"tea house" with Japanesque influence, built 1917. Gable and hip roofs covered with pantiles, with flared eaves and decorative coping. Exterior walls covered with split bamboo siding. Windows are multi-light casement sashes, some in pairs. Entrance contains a multi-light, multi-panel replacement door. Moved from Wyeth Estate on Frederick Avenue n 1984. Non-Contributing Resource.

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25 1305-07 Penn Street (C) Mrs. Pemetia Cornish Duplex #2 One-story, six-bay, brick masonry duplex side hall cottage with Italianate influence, built ca. 1886. Complex hip and gable roof with plain projecting eaves and frieze, and corbeled triangular panels in gable ends. Windows are 2/2 double-hung sashes with corbeled segmental-arched hoods and scroll sawn arch filler. Two, side, one-bay undercut porches supported by tapered posts with a block spindle balustrade. Two entrances each contain solid replacement doors topped with two-light transoms. Duplex Residential Structure.

26 1306 Penn Street (C) A. A. Watts House One-story, three-bay, frame composite cottage with Queen Anne and Colonial Revival influences, built 1904. Complex hip and gable roof covered with asphalt shingles, with box cornice and closed gable ends with sawtooth shingles and projecting boxed peaks. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Partial-width, L-plan, flat-roofed porch supported by columns with Scamozzi capitals. Entrance contains a single-light door topped with a single-light transom. Vernacular Residential Structure.

27 1309-11 Penn Street (C) Joseph Pfeiffer Duplex Two-story, four-bay, stucco veneered duplex side hall townhouse with Italianate and Queen Anne influence, built 1889. Flat and hip roof covered with asphalt shingles, with louvered gablets, cornice gutters, box cornice, corbeled paneled frieze and two, one-bay projecting parapets flanked with corbeled end brackets. Exterior stucco surfaces are rusticated. Windows are 1/1 double-hung sashes, some in pairs. Partial-width, shed roof porch supported by turned posts with scroll sawn brackets. Two entrances, each contain single-light doors topped with single-light transoms. Duplex Residential Structure.

28 1312 Penn Street (C) Henry B. Peterson House One and one-half story, three-bay, frame composite cottage with Queen Anne influence, built 1899. Complex hip and gable roof covered with asphalt shingles, with box cornice, closed gable end with sunburst pattern in peak, scallop and sawtooth wood shingles, and gable dormer with two 1/1 double-hung sashes. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Partial-width, L-plan, hip roof porch supported by simple replacement posts. Entrance contains a multi-panel replacement door. Vernacular Residential Structure.

29 1313-15 Penn Street (C) C. A. Pfeiffer Duplex Two-story, four-bay, frame duplex side hall townhouse with Queen Anne and Craftsman influence, built 1903. Complex hip and gable roof covered with asphalt shingles, with box cornice and scroll sawn brackets, and a louvered Gothic-arched vent in each projecting gable end. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs, and two 1/1 cottage windows. Full-width, hip roof porch supported by battered box piers. Two entrances each contain single-light doors. Duplex Residential Structure.

30 1318 Penn Street (C) Joseph Knabel House One and one-half story, three-bay, frame composite cottage with Queen Anne influence, built 1899 and altered in 1920 with Craftsman influence. Complex hip and gable roof covered with asphalt shingles, with box cornice and gable end covered with scallop wood shingles. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes and a 1/1 cottage window. Full-width, L-plan, hip-roofed porch supported by battered box piers on brick bases. Entrance contains a fan light, multi-panel replacement door. Vernacular Residential Structure.

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31 1320 Penn Street (C) Lizzie Kueker House Two-story, three-bay, frame side hall townhouse variant with Queen Anne influence, built 1899. Complex flat, hip and gable roof covered with asphalt shingles, with plain projecting eaves and undercut gable end supported by scroll sawn brackets and covered with board and batten siding. Exterior wall surfaces covered with weatherboard siding, with a belt course of sawtooth shingles between floors. Windows are 1/1 double-hung sashes with peaked, scroll lintels, some in pairs, and a 1/1 cottage window. Full-width, hip-roof porch supported by battered box piers on cast stone bases with a block spindle balustrade. Entrance contains a multi-light, multi-panel replacement door. Victorian-Styled Single Family Residence.

32 1322 Penn Street (C) Dr. E. A. Mendell House Two and one-half story, three-bay, frame four square with Colonial Revival influence, built 1903. Hip roof covered with asphalt shingles, with cornice gutters, wide overhanging eaves, dentil frieze, and undercut hip roof dormer with 1/1 double-hung sashes. Facade features two polygonal bay windows over porch and under eaves, and a side hip roofed, polygonal bay window. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, and two leaded-light/1 cottage windows. Full-width, hip-roofed porch supported by fluted columns with Doric capitals and a turned spindle balustrade. Entrance contains an oval-light, two-panel door. Popular Style House.

33 1325 Penn Street (C) Sam Steffel House One-story, three-bay, stucco veneered bungalow with Craftsman influence, built 1912. Gable and hip roof covered with asphalt shingles, with box cornice. Windows are 1/1 double-hung sashes, some in pairs. Full-width, gable roof porch supported by battered box piers on brick bases with an open brick balustrade; and, a side, one-bay gable roof porch supported by battered box piers on stone bases. Two entrance each contain Craftsman multi-light doors. Duplex Residential Structure.

34 1401 Penn Street (C) James Crosthwaite House One-story, four-bay, frame hall and parlor cottage, built in ca. 1866 and altered with Italianate and Queen Anne influences in 1888 and 1893, and modified with Craftsman influence in 1936. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with asbestos plank siding. Windows are 1/1 double-hung sashes. Entrance beneath gable hood supported by knee brace brackets and contains a multi-light door. Vernacular Residential Structure.

35 1403 Penn Street (C) One-story, three-bay, frame T-plan shotgun with Italianate influence, built ca. 1880. Gable roofs covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes with peaked and molded lintels. Entrance contains a single-light, three-panel Colonial Revival cottage door. Vernacular Residential Structure.

36 1405 Penn Street (NC) One and one-half story, three-bay, frame center hall cottage with Queen Anne influence, built ca. 1895, altered ca. 1915, and altered again ca. 1990. Cross gable roof covered with asphalt shingles, with plain projecting eaves and center wall dormer with a 1/1 double-hung sash. Exterior walls covered with Masonite siding. Windows are 1/1 double-hung sashes and four, single-light fixed sashes. Entrance beneath a gable roof hood supported by knee brace brackets contains a single-light, multi-panel replacement door. Non-contributing Residence.

37 1411 Penn Street (C) Miss Katherine Dalton House One and one-half story, three-bay, frame bungalow with Craftsman influence, built 1921. Gable roof covered with asphalt shingles, with exposed rafter tails and knee brace brackets, and gable dormer 1-1 sliding metal frame replacement window. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs. Full-width, gable roofed porch supported by battered stucco piers. Entrance contains a three-light Craftsman door. Popular Style House.

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38 1412 Penn Street (C) Second Conrad Tanner House Two-story, three-bay, frame side hall townhouse variant with Colonial Revival influence, built 1899. Complex hip and gable roof covered with asphalt shingles, with box cornice and closed gable end with a Palladian arrangement of a semi-circular/1 double-hung sash flanked by single-light casements. Exterior walls covered with vinyl siding. Windows are 1/1 double-hung sashes, some in pairs, and a stained glass/1 cottage window. Partial-width, hip-roofed, L-plan porch supported by simple replacement posts. Two entrances each contain single-light, two-panel doors topped with single-light transoms. Victorian Single-Family Residence.

Garage, ca. 1920. One-story, two-bay, frame, gable roof, asphalt shingles, asphalt roll siding, bead board cross-buck rolling doors. (C)

39 1413 Penn Street (C) Gottlieb Weiner Speculative House #1 One-story, three-bay, frame shotgun cottage with Italianate influence, built ca. 1885. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with weatherboard siding. Windows are 2/2 and 1/2 double-hung sashes. Partial-width, gable-roofed porch supported by simple replacement posts. Entrance contains a solid replacement door. Vernacular Residential Structure.

40 1415 Penn Street (C) Gottlieb Weiner Speculative House #2 One-story, two-bay, frame shotgun cottage with Queen Anne influence, built ca. 1885. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with weatherboard siding. Windows are 2/2 double-hung sashes. Full-width, hip-roofed porch supported by wrought iron replacement posts. Entrance contains a six-panel replacement door. Vernacular Residential Structure.

Garage, ca. 1945. One-story, one-bay, flat roof, Masonite siding, hinged bead board doors. (NC)

41 1417-19 Penn Street (C) Two-story, four-bay, brick masonry duplex side hall townhouse with Italianate and Colonial Revival influence, built ca. 1895. Flat roof covered with built-up asphalt roofing behind plain parapet with corbeled modillion cornice. Windows are 1/1 double-hung sashes in segmental-arched reveals with scroll sawn arch filler, and two six-light cottage windows with single-light transoms. Full-width, shed-roofed porch supported by columns with Doric capitals and replacement scroll sawn balustrade. Entrances contain a single-light, two-panel door topped with a single-light transom, and a multi-panel replacement door topped with a single-light transom. Duplex Residential Structure.

42 1421-23 Penn Street (C) Fred Wenz Store Building Two-story, eight-bay, brick masonry one-unit commercial building with Queen Anne influence, built 1903. Flat roof covered with built-up asphalt roofing behind plain parapet, sheet metal cornice with grid pattern and plaques embossed "Wenz", above a dentil frieze. Facade features a polygonal corner tower with a flared hip roof with ball finial, grid pattern cornice and blind circular panels. Windows are 1/1 double-hung sashes, some in pairs and banks of four. Storefront features a sheet metal cornice above three-part storefront bays divided by cast iron pilasters. Storefront bays have single-light transoms above single-light display windows with plywood panel replacement bulkheads. Entrance in canted corner beneath tower and contains a single-light, two-panel double-door topped with a two-light transom. Small-Scale Commercial Block.

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43 1501 Penn Street (C) Matthew Ziebold Speculative Store Building #1 Two-story, three-bay brick masonry one-unit commercial building with Italianate influence, built 1900. Flat roof covered with built-up asphalt roofing behind plain parapet with fractable corner parapet with finial and segmental-arched plaque marked "Ziebold"; a shed roof sheet metal cornice supported by sheet metal brackets wraps the corner, and a corbeled dentil cornice extends along the side wall on the same line. Windows are 1/1 double-hung sashes, some in segmental arched reveals. Storefront features a dentil sign band above three, three part storefront bays divided by a canted corner entrance. Storefront bays have single-light transoms above single-light display windows and paneled wooden bulkheads. Entrance is recessed in canted corner bay and contains a single-light door topped with single-light transoms and flanked by narrow single-light display windows. Small-Scale Commercial Block.

44 1503 Penn Street (C) Matthew Ziebold Speculative Store Building #2 Two-story, three-bay, brick masonry one-unit commercial building with Italianate influence, built 1900. Flat roof covered with built-up asphalt roofing behind plain parapet with corbeled dentil cornice. Windows are 1/1 double-hung sashes in segmental-arched reveals. Storefront features center-entrance three-part storefront bays divided by cast iron pilasters. Storefront bays have two-light transom above single-light display windows and brick bulkheads. Entrance is recessed and contains a single-light, double-door topped with a single-light transom. Small-Scale Commercial Block.

45 1505-17 Penn Street (C) Matthew Ziebold Speculative Store Building #3 Two-story, six-bay, brick masonry two-unit commercial building with Italianate influence, built 1904. Flat roofs covered with built-up asphalt roofing behind plain parapet with corbeled modillion cornice. Windows are 1/1 double-hung sashes with corbeled segmental-arched hoods with stone keystones. Two storefronts feature center-entrance, three-part storefront bays with two street entrances at center for access to upper floors. Storefront bays have single-light transoms above single light display windows and brick bulkheads. Entrance is recessed and contains a single-light, single-panel double door topped with a single-light transom; street entrances have single-light, single-panel doors topped with single-light transoms. Small-Scale Commercial Block.

VINE STREET

46 1013-15 Vine Street (C) Fred M. Schnell Duplex One and one-half story, four-bay, frame duplex townhouse variant with Queen Anne and Colonial Revival influences, built 1909. Cross gable roof covered with asphalt shingles, with box cornice, frieze, and gable end recessed behind Gothic arched eaves, with a Palladian window arrangement of semi-circular arched/1 double-hung sash flanked by 1/1 double-hung sashes. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some in pairs. Two, side, one-bay, hip-roofed porches supported by columns with Doric capitals. Two entrances each contain single-light, four-panel Colonial Revival cottage doors topped with single-light transoms. Duplex Residential Structure.

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NUMBERED STREETS

SOUTH 11TH STREET

47 1101 South 11th Street (C) One-story, three-bay, frame T-plan shotgun with Italianate and Greek Revival influences, built ca. 1865. Cross gable roof covered with asphalt shingles, with plain projecting eaves and frieze. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes, some with peaked lintels. Full-width, flat roof porch supported by columns with Doric capitals. Entrance contains single-light, multi-panel Colonial Revival cottage door. Vernacular Residential Structure.

48 1107 South 11th Street (NC) Two-story, two-bay, frame side hall townhouse with Colonial Revival influence, built ca. 1900 and altered in ca. 1965. Gable roof covered with asphalt shingles, with plain projecting eaves and frieze. Exterior walls covered with aluminum siding. Windows are 1/1 double-hung sashes, some in pairs. Partial-width, flat-roof porch supported by wrought iron replacement posts. Entrance contains a three-light replacement door. Non-Contributing Resource.

49 1113 South 11th Street (C) One-story, six-bay, brick double-shotgun variant with Italianate influence, built ca. 1885. Side gable roof covered with asphalt shingles, with plain projecting eaves and frieze. Windows are 2/2 double-hung sashes. Full-width, shed-roof porch supported by wrought iron replacement posts. Two entrances each contain single-light, three-panel doors topped with obscured transoms. Duplex Residential Structure.

Garage, ca. 1980. One-story, two-bay, frame, gable and shed roofs, asphalt shingles, exterior plywood siding, overhead doors. (NC)

50 1115 South 11th Street (C) Two-story, three-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1875. Flat roof behind plain parapet with tile coping and corbeled attic panels. Windows are 2/2 double-hung sashes in segmental reveals with corbeled hoods. Full-width, shed roofed porch supported by simple replacement posts. Entrance contains a solid replacement door topped with an obscured transom. Victorian Style Single-Family Residence.

51 1204 South 11th Street (C) Fire Station #5 Eckel and Aldrich, architects. One and one-half story, four-bay, brick-veneered firehouse with Colonial Revival influence, built 1939. Complex hip and gable roof covered with slate roofing, with stepped gable parapet and stone band coping. Windows are 6/6 double-hung sashes. Two equipment bays articulated with polychrome brick band courses contain multi-light, multi-panel replacement overhead doors. Entrance contains a multi-light, two-panel replacement door. Service Related Facility.

52 1205 South 11th Street (C) Two-story, three-bay, brick masonry, one-unit commercial block with Colonial Revival influence, built ca. 1895, with side, one-story, eight-bay, brick masonry warehouse block added ca. 1920. Flat roof behind plain parapet covered with asphalt roofing, with a terra cotta cornice, circular louvered vents and triglyphs. Exterior walls decorated with polychrome brick and stone band courses. Windows are 1/1 double-hung replacement sashes, glass block infilled reveals, and single-light casements. Warehouse block has a recessed loading dock area. Entrance contains a multi-light replacement door topped with a single-light transom set in a flat-arched stone surround with keystone. Warehouse/Light Industrial Facility.

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SOUTH 12TH STREET

53 1001 South 12th Street (C) German Salems Church (later, Bne Jacob Synagogue) One-story, three-bay, stucco-veneered center-aisle church with Gothic Revival influence, built ca. 1880, and expanded in 1927 with rear, two-story Sunday School wing. Cross gable roof covered with asphalt shingles, with plain projecting eaves, scroll-sawn brackets, and cross-gable and hip roofed spire. Windows are 1/1 and 4/4 double-hung sashes, and single-light casements, some in peaked reveals. Entrance set in projecting, hip-roofed vestibule and contains an eight-panel replacement door.

54 1005 South 12th Street (NC*) Rabbi's Residence, Bne Jacob Synagogue Two-story, three-bay, brick masonry side hall townhouse with Queen Anne and Colonial Revival influences, built 1909. Gable roof covered with asphalt shingles, with deep, closed gable projection with purlins and square shingles. Exterior features a side, two-story polygonal bay window. Windows are 1/1 double-hung sashes, and one pair topped with a single-light transom. Full-width, flat-roof porch enclosed with banks of 1/1 metal sash lights. Entrance is not visible. Non-Contributing Resource.

Garage, ca. 1985. One-story, one-bay, frame, gable roof, sheet metal roofing, vinyl siding. (NC)

55 1007 South 12th Street (C) Joseph Robb House One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1880. Complex hip roof covered with asphalt shingles, with box cornice and frieze. Exterior features a front projecting, hip-roofed bay window. Windows are 2/2 double-hung sashes in segmental-arched reveals with scroll sawn arch filler. Side, one-bay, flat-roofed porch supported by wrought iron replacement posts. Entrance contains a multi-light replacement door. Vernacular Residential Structure.

56 1009-11 South 12th Street (C) Michael Gleason Duplex Two-story, four-bay, brick masonry duplex townhouse with Italianate influence, built ca. 1885. Hip and gable roof covered with asphalt shingles, with box cornice, cornice gutter and frieze. Windows are 1/1 and 2/2 double-hung sashes in segmental-arched reveals with stone spring blocks. Two, one-bay flat-roofed porches each supported by wrought iron replacement posts. Entrances are obscured. Duplex Residential Structure.

57 1014 South 12th Street (C) One and one-half story, three-bay, brick masonry and frame cottage, built ca. 1880 and altered with Colonial Revival influence in 1909. Gable roof covered with asphalt shingles, with box cornice and gable dormers. Exterior frame walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Full-width, hip-roofed porch supported by box piers. Entrance contains a multi-light replacement door. Vernacular Residential Structure.

Garage, ca. 1995. One-story, one-bay, concrete block, hip roof, asphalt shingles, multi-panel overhead door. (NC)

58 1024 South 12th Street (NC*) Rasmus Christiansen House One-story, four-bay, brick masonry gable and wing cottage with Italianate influence, built ca. 1880, and altered ca. 1950. Cross gable roof covered with asphalt shingles, with plain projecting eaves. Windows are 2/2 double-hung sashes in segmental-arched reveals. Porch enclosed with shed roof and concrete block walls. Entrance obscured. Non-Contributing Resource.

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59 1107 South 12th Street (C) Rudolph Seigling House One-story, three-bay, brick masonry block and wing cottage with Italianate influence, built ca. 1875. Complex hip roof covered with asphalt shingles, with box cornice, frieze and scroll sawn brackets. Windows are 1/1 double-hung sashes in segmental-arched reveals, some in pairs. Side, one-bay porch lost. Entrances contain a semi-circular arched panel/two rectangular panel door topped with an obscured transom, and a single-light, two-panel door topped with an obscured transom. Vernacular Residential Structure.

Garage, ca. 1970. One-story, one-bay, frame, gable roof, asphalt shingles, exterior plywood siding, multi-panel overhead door. (NC)

60 1108-10 South 12th Street (C) J. H. Patterson Duplex Two-story, four-bay, frame duplex four square with Craftsman influence, built 1909. Hip roof covered with asphalt shingles, with wide overhanging eaves and hip dormer with two 1/1 double-hung sashes. Exterior features a side, two-story polygonal bay window beneath eaves. Exterior walls covered with asbestos siding. Windows are 1/1 double-hung sashes and a leaded lozenge-light/1 cottage window. Full-width, two-story, shed-roofed porch supported by battered box piers on first floor and simple piers above. Two entrances each contain single-light doors. Duplex Residential Structure.

61 1109 South 12th Street (C) Julian Robidoux House Two-story, three-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1885. Hip roof covered with built up asphalt roofing with cornice gutters, box cornice and frieze. Exterior features a side, two-story polygonal bay window. Windows are 1/1 double-hung sashes with segmental-arched corbeled hoods, keystones and scroll sawn arch filler. Entrance obscured, but has a segmental-arched corbeled hood with scroll sawn porch filler. Victorian-Styled, Single-Family Residence.

62 1112-14 South 12th Street (C) D. W. Peterman House One-story, three-bay, frame composite cottage with Queen Anne and Colonial Revival influences, built 1897. Complex hip and gable roof covered with asphalt shingles, with plain projecting eaves with frieze and gable end covered with scallop shingles. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Full-width, U-plan, hip-roofed porch supported by columns with Doric capitals. Two entrances each contain single-light, two-panel doors. Vernacular Residential Structure.

63 1115 South 12th Street (NC) Second Baptist Church One-story, three-bay, frame former church building, built ca. 1880, altered ca. 1900 as a duplex with Colonial Revival influence, and altered again in ca. 1995. Gable roof covered with asphalt shingles with box cornice. Exterior walls covered with vinyl siding. Windows are 1/1 metal frame replacement windows, some in pairs, set in reduced openings; most window openings have been enclosed. Full-width, hip-roof porch supported by columns with Doric capitals. Entrance contains a six-panel replacement door. Non-Contributing Resource.

64 1122 South 12th Street (NC) Second Presbyterian Church One-story, four-bay, brick masonry center-aisle church with Romanesque Revival influence, built 1881 and successively altered over several periods in time, the last in 1975. Gable roof covered with asphalt shingles, with box cornice and corbeled modillion frieze. Exterior has evidence of alteration in southeastern corner from removal of canted bay steeple; a one-story, one-bay frame gable-roofed church office added to northeast corner ca. 1895 and veneered with brick ca. 1945. Windows are multi-light stained glass sashes in semi-circular arched reveals, some are enclosed; a round window opening over entrance altered with louvered vent. Entrance set in partially-filled semi-circular arched reveal and contains a multi-light replacement double-door. Non-Contributing Resource.

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SOUTH 14TH STREET

65 1203 South 14th Street (C) First Conrad Tanner House Two-story, three-bay, brick masonry side hall townhouse with Italianate influence, built ca. 1885. Hip roof covered with asphalt shingles, with cornice gutters, box cornice and corbeled modillion frieze. Exterior features a front projecting box bay and attenuated rectangular corbeled panels. Windows are 2/2 double-hung sashes, some in pairs, in segmental-arched reveals with corbeled hoods and scroll-sawn arch filler. Side, one-bay, flat roof porch supported by columns with Doric capitals. Entrance contains an oval-light, single-panel door topped with a single-light transom. Victorian-Styled, Single-Family Residence.

Summer kitchen, ca. 1885. One-story, one-bay, brick masonry, gable roof, four-light casement window, door not visible. (C)

66 1207 South 14th Street (C) A. G. Wednt House One-story, four-bay, stucco-veneered bungalow with Craftsman influence, built 1926. Gable roof covered with asphalt shingles, with exposed rafter tails and scalloped asphalt shingles in gable end. Windows are Craftsman 4/1 double-hung sashes and two Craftsman 5/1 cottage windows. Full-width, gable roof porch supported by stuccoed piers on brick bases with a block spindle balustrade. Two entrance each contain single-light, three-panel doors. Popular Style House.

67 1209 South 14th Street (C) One-story, three-bay, brick masonry double shotgun with Queen Anne influence, built ca. 1880 and altered with Craftsman influence, ca. 1905. Flat and hip roof covered with asphalt shingles, with box cornice and frieze and gable dormer with a single-light casement and scallop and sawtooth shingles. Windows are 1/1 double-hung sashes set in segmental reveals. Partial-width, gable roof porch supported by battered box piers on brick bases with a block spindle balustrade. Entrance contains a three-light replacement door topped with a single-light transom. Duplex Residential Structure.

Garage, ca. 1910. One-story, one-bay, frame, gable roof, asphalt shingles, asphalt roll siding, hinged board doors. (C)

68 1215 South 14th Street (C) One-story, four-bay, frame double-shotgun with Craftsman influence, built ca. 1910. Hip roof covered with asphalt shingles with box cornice and gable dormer. Exterior walls covered with vinyl siding. Windows are 6/1 double-hung sashes, some in groups of three. Full-width, hip roof porch supported by battered box piers on stone bases. Entrance contains a six-light, two-panel Craftsman door. Duplex Residential Structure.

Garage, ca. 1980. One-story, one-bay, frame, gable roof, asphalt shingles, exterior plywood siding, hinged exterior plywood doors. (NC)

SOUTH 15TH STREET

69 1117 South 15th Street (C) One-story, three-bay, frame shotgun with Queen Anne influence, built ca. 1890. Gable roof covered with asphalt shingles, with plain projecting eaves. Exterior walls covered with vinyl siding. Windows are 2/2 double-hung sashes. Full-width, flat roof porch supported by turned posts. Entrance contains a four-panel door. Vernacular Residential Structure.

Garage, ca. 1920. One-story, two-bay, brick masonry, flat roof, multi-panel overhead replacement doors. (C)

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70 1118 South 15th Street (C) One-story, three-bay, frame hall and parlor cottage with Queen Anne influence, built ca. 1900. Side gable roof covered with asphalt shingles, with plain projecting eaves. Exterior features a side, shed-roofed carport added ca. 1970. Exterior walls covered with weatherboard siding. Windows are 1/1 double-hung sashes. Partial-width, shed roof porch supported by simple replacement posts. Entrance contains a single-light replacement door. Vernacular Residential Structure.

71 1121 South 15th Street (C) Matthew Ziebold House Two-story, three-bay, brick masonry side hall townhouse with Italianate and Queen Anne influences, built 1895. Flat roof covered with built-up asphalt roofing behind plain parapet, with stone coping, stone cornice with dentil frieze, and paneled end brackets. Windows are 1/1 double-hung sashes, some in pairs, and some with stone labels above flat arches; and, a pair of single-light sashes with stained glass transoms set in elliptical arch with stone label. Side, one-bay, flat roofed porch supported by fluted piers with Ionic capitals, with a turned spindle balustrade. Entrance contains a single-light, multi-panel Queen Anne cottage door topped with a single-light transom. Victorian-Style, Single-Family Residence.

Stable, 1890. Two-story, three-bay, brick masonry stable/quarters with Italianate influence, flat roof, built-up asphalt roofing, dentil cornice, 2/2 double-hung sashes in segmental arches, hinged bead board double folding doors, two-bay side garage addition. (C)

72 General Streetscape Characteristics (C) The character of the streetscape elements of the district combine to provide it with significant qualities of setting. These characteristics include the street and alley matrix of the district, its lot patterns, the brick paving of sidewalks, stone curbs, concrete pylon street markers, lawn terraces, retaining walls, cast and wrought iron yard fencing, mature street and yard trees, and other elements of the built and natural environment found in the district. For the purposes of the resource count in this nomination, these elements have been combined as one contributing site element.

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Patee Town Historic District is nominated under Criterion A in the area of community planning and development for the significant character of its development over time as a "city within a city" beginning in ca. 1858 and continuing until ca. 1939. The early development of Patee Town at one time threatened to overtake the traditional city core and replace it as St. Joseph's "downtown" center; while this never came to pass, Patee Town did develop its own commercial, social, industrial, educational, residential and religious centers over time, making the community relatively self-reliant and possessing a strong sense of self identity, which the community retains to this day. The Patee Town district is also nominated under Criterion C in the area of architecture for its significance as a notable collection of mixed-use buildings representing a period of significance beginning in ca. 1858 and continuing until ca. 1939. The district contains representative examples of nearly every major architectural style familiar to the St. Joseph area during the period of significance, and includes examples of buildings known to have been designed by two of St. Joseph's most accomplished architects. The qualities of design and high level of craftsmanship in evidence in the district are spread across the spectrum of owner-occupied and residential-rental properties, in many cases without regard to income level. Indeed, there are several examples of the working-income residential-residences extant in the district that were not only built by accomplished tradesmen, but also developed and retained by those tradesmen as income property. Taken as a whole, the district's qualities of self-identity, of diversity in uses, of architectural character, and diversity of income level make it an area of great significance to the heritage of the built environment in St. Joseph.

The nomination of this property is consistent with the property types and registration requirements set forward in the Multiple Property Submission "Historic Resources of St. Joseph, Buchanan County, Missouri" as amended, under its Associated Historic Contexts of "Western Outfitting in St. Joseph, 1843-1865;" "Wholesale Distribution in St. Joseph, 1866-1914;" and, the amended context of "Suburban Growth in St. Joseph, 1900-1950." There are also resources contained within the district which fall under the amended context of "Queen City of the West: Commerce in St. Joseph, ca. 1865 to ca. 1945;" these resources are also consistent with the property types and registration requirements set forward within this context. The extant residential, commercial and institutional buildings constructed during the period of significance include a wide variety of nineteenth and twentieth century plan types identified in both the residential and commercial contexts of the Multiple Properties Submission. Architectural styles applied to these structures include the Greek Revival, Italianate, Queen Anne, Craftsman, Colonial Revival and Minimalist Traditional styles, along with some combinations and modifications of these styles. These buildings reflect the dramatic growth experienced by St. Joseph during the late-nineteenth and early-twentieth century, and the cultural response to the

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needs of a growing population.

The origins of Patee Town can be traced to John Patee (1794-1868), one of the rare breed of early entrepreneurs who helped to settle the Platte Purchase of Missouri in the 1830s, and then grew prosperous building upon the tide of migration that was to follow in the coming decades. Though he first settled in the southeastern part of Buchanan County and made his living by selling agricultural implements, Patee invested his earnings in two quarter sections of land to the southeast of Joseph Robidoux's original town boundary for St. Joseph, established in 1843 (Logan 1979:371). Patee moved to the rapidly-growing new town and opened the community's first drugstore at Main and Francis Streets in May of 1845. He began to develop his land to the south of the original city core by platting several areas for the sale of lots and laying out streets in 1849. The brisk sales of lots caused Patee to have to open more and more land for development, resulting in fourteen "Additions" or subdivisions bearing his name by the time of his death in 1868 (Plat Book 1). Patee was already influential enough in St. Joseph to arrange that all of his property be annexed into the city limits in the Annexation of 1853. Afterward, Patee's holdings effectively included nearly one-third of the entire land area within the City boundary (Annexation Map of St. Joseph).

Patee's success in selling his building lots was fueled by the crush of westward migration, beginning with the California Gold Rush in 1849, and the corresponding explosion in the city's population from 600 citizens in 1845, to 8,932 in 1860 (Logan 1979:371). St. Joseph was rivaled only by Independence as a jumping off point for the Oregon Trail, and St. Joseph quickly became a center for outfitting wagon trains headed into the West.

The development of homes and businesses in "Patee Town", as the locals began to call it, started to rival the original core of St. Joseph located on the Missouri River to the north. Patee invested his own fortune in improvements that he hoped would guarantee his side in this rivalry, first by donating a full block to the City of St. Joseph in 1855 for the development of Patee Park, located at South 9th Street and Penn Street, and another plot of land at South 10th and Lafayette Streets for the development of a public market. He then embarked on the construction of the grand Patee House hotel in 1856, investing \$180,000 in its construction before its completion in 1858. The hotel, designed by architect Louis Stigers (1817-1904), was arguably the largest building in the city standing at that time (Logan 1979:371; NHL 11/5/1961).

Patee's investment in the hotel had been spurred by the start of construction the Hannibal & St. Joseph Railroad, and of Patee's belief that the railroad would quickly replace river and wagon travel as the choice of settlers moving west. To insure that rail passengers would find his hotel in a convenient location, he donated forty acres of land to the rail company for the construction of its yards and depot at South 8th and Olive Streets. Its completion at this location in 1859 made

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the Hannibal & St. Joseph Railroad the westernmost rail head in the United States, which it remained until the completion of the Central Pacific/Union Pacific line in 1868 (Logan 1979:61).

The investment made in the Patee House proved successful, at least for the short term. Apart from its success as a hotel serving the throngs of westward settlers, it also became a notable stop for businessmen trading on westward migration. The Hannibal & St. Joseph Railroad located their offices in the building, as did the Central Overland & Pike's Peak Express Company, owned by the firm of Russell, Majors & Waddell. From these offices, the Central Overland launched the famed, but short-lived Pony Express mail delivery service from St. Joseph to Sacramento, California in 1860 (Logan 1979:372).

The promise of the Patee House and that of Patee Town as a true rival to the "downtown" core of St. Joseph were both short-lived as well. The effects of the Civil War put Patee heavily in debt as the demand for his lots dried up and the Patee House was taken over for use as the headquarters of the Union Army. When the war ended and business life in St. Joseph began to boom once more, Patee realized that his hotel could no longer compete with similar businesses in the downtown area, where the true center of the city's banking and business offices had concentrated. The Patee House was reopened for use as a girl's academy in September of 1865, and Patee's health deteriorated afterward. He died in February of 1869 (Logan 1979:373-374).

Apart from the Patee House itself, there are only a two structures which remain from the pre-Civil War period which can offer the least impression of Patee Town in that period. The unusual T-plan shotgun cottage located at 1101 South 12th Street is suspected to date from the pre-Civil War era, as is the duplex built for Lewis Stigers in ca. 1860 at 1123 Lafayette Street (St. Joseph Landmarks Commission Survey Files, 1123 Lafayette Street). Stigers was one of St. Joseph's foremost architects of the last half of the nineteenth century, and he has been credited with the design of the Patee House, completed just a few years before (Prawl 1989:494-495). Stigers was sold this lot by John Patee in 1858, the same year as the opening of the Patee House, and it is speculated that perhaps a portion of Patee's payment for Stigers' services may have been made with this lot in lieu of cash). It is not clear if Stigers maintained this residence as his home, or simply used the property for rental income before selling the property in 1865.

Patee Town began to change in character beginning in the 1870s. While the area had already established its own sense of identity within the larger St. Joseph community, it was in the late 1860s and 1870s that the additional resources and institutions began to be developed which would offer the area its self reliance. The importance of its growing railroad-related businesses was sufficient enough to cause the promoters of the city's first street car line in 1866 to build its tracks from the corner of South 11th Street and Mitchell Avenue in the district, running them north along 11th Street to its terminus at Third and Felix streets in the downtown core of St. Joseph (Rutt 1904:141). The formerly mixed use area lying to the west of South 10th Street began a slow

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and subtle change in the 1870s as manufacturing and warehousing businesses moved into the area to take advantage of proximity to the railroad line. The pace of change was hastened with the completion of the great iron railroad bridge across the Missouri in 1873; the opening of the bridge spurred the development in 1877 of the St. Joseph & Des Moines Railroad immediately to the south of Mitchell Street. Its freight depot was built on a site immediately outside the district at South 15th and Mitchell Street, but passengers embarked and disembarked from the new Union Railroad Depot located just a few blocks west at South 6th and Mitchell Street, completed in 1880 (Rutt 1904:191). Other manufacturing and warehouse/distribution businesses were developed over time on land adjacent to the new railroad opposite the Patee Town district.

Historical research and survey data for the area suggests that the Patee Town district itself languished somewhat in its development over the 1870s, even though Patee Town in the larger sense continued to grow. The Patee House had re-opened as the Pacific Hotel after John Patee's death in 1868, and it once again took on the role of the premier hostelry in St. Joseph until 1877, when the Pacific Hotel relocated to a new building in the downtown core (Logan 1979:373). The Patee House was again converted to a girl's seminary, the "St. Joseph Female College", which remained viable until 1881.

Residential development in the district during this decade is represented by only four structures. The very unusual hall and parlor cottage at 1407 Penn Street, built in ca. 1866 for blacksmith James Crosthwaite, is a well-preserved example of a modest worker's cottage, in spite of various additions made to the side and rear over time. In sharp contrast with this simple home is the duplex of William T. Payne at 1201-03 Penn Street, which is a very good example of an Italianate-styled duplex townhouse built in ca. 1875. Payne was a partner in the grocery company of Norris and Payne, which was located a block away on South 11th Street. The traditional side hall townhouse built at 1115 South 11th Street is a well-preserved example of this house type, which features nicely-expressed Italianate corbeled window hoods and recessed attic panels. Finally, the small masonry hip and block cottage built for Rudolph Siegling in ca. 1875 at 1107 South 12th is the earliest of the several examples in the district of this traditional plan type which commonly housed working-income residents.

Even though the population of buildings representing this period within the district is small, the larger community of Patee Town was substantial enough to warrant the establishment of the Everett School in 1866, located at South 12th Street at the corner of Olive Street (Historical Publishing Co. 1915:142).

The pace of development in the district quickened greatly in the 1880s, largely due to the establishment of the new railroads and railroad-reliant businesses in its vicinity. A part of the change in pace had to do with the booming economic conditions of St. Joseph itself, led by the wholesale trade sector and followed closely behind by the manufacturing sector (Urbana Group

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1991:20-21). The press for economic development was felt in the district with the sale of the old Patee House to the manufacturing branch of the R. L. McDonald Company in 1886. The building was put into new service as a shirt factory that employed over 1,000 in 1889; the old hotel was to remain in use as a garment factory until 1957 (Urbana Group 1991:22).

Workers were drawn to the seemingly endless market for employment opportunities in St. Joseph, which saw its population grow from 32,431 in 1880 to 52,324 in 1890 (Wolfenbarger 1988:9). With the population growth came a terrific shortage in housing for the working- and middle-income families of the city. Speculators and developers responded to the demand by building rental houses, and it was at this point that the characteristic duplex property type of St. Joseph was built in its greatest numbers. It should come as no surprise, then, to discover that nearly half of all buildings contained within the district were originally built as residential rental units, whether for single-family or double-family occupancy.

The types of duplexes represented in the district include the side hall plan, in both its one-story cottage form, and its two-story townhouse form. Examples of the duplex side hall cottage include 1301-03 Penn Street (ca. 1880), 1305-07 Penn Street (ca. 1880); the duplex side hall townhouse is found at 1309-11 Penn Street (1889), 1313-15 Penn Street (1903), and 1417-19 Penn Street (ca. 1895), among others. Double shotgun plans are quite common, with examples standing at 1115 Lafayette Street (1895), 1121 Lafayette Street (1903), 1209 South 14th Street (ca. 1880; modified 1905) and 1215 South 14th Street (ca. 1910), among others. There are also four square forms of the duplex represented in the district at 1301-03 Mitchell Avenue (1903), 1305-07 Mitchell Avenue (1903) and at 1108-10 South 12th Street.

Many of the rental units in the district were not built by real estate investment companies or wealthy speculators. To the contrary, quite a few of these housing units, whether single houses or duplexes, were built by middle- and upper-middle income persons who possessed enough disposable income to invest in real estate development. By example, William Payne, a grocer who had already constructed one duplex in the district, built a speculative block and wing cottage at 1211 Penn Street in ca. 1880. Similar examples include the pair of side hall duplexes at 1301-03 and 1305-07 Penn Street, built in ca. 1886 by Mrs. Pemetia Cornish, the widow of Harvey Cornish, a railroad engineer with the St. Joseph & Council Bluffs Railroad. There are a modest number of owner-occupied and rental properties contained in the district developed by widows, a circumstance not uncommon in St. Joseph as a whole (Wolfenbarger 1988:25).

An entirely different side of the speculative housing market is represented by the two shotgun cottages at 1413 and 1415 Penn Street, both built by carpenter Gottlieb Weiner in ca. 1885. It is not known if Weiner intended to live in one of the cottages and rent the other, or whether he built them purely for speculative sale. In either case, Weiner sold both to Conrad Tanner, Sr. in 1887, the owner of C. Tanner and Sons Carriage Builders on South 9th Street. Tanner had built a fine

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brick Italianate side hall townhouse for himself in ca. 1885 at 1203 South 14th; in 1899, he built a new frame townhouse with Colonial Revival influence on an adjacent lot at 1412 Penn Street, and rented the older home to Solomon Sewell, a carpenter. One of the shotgun cottages on Penn Street was rented to Conrad Tanner, Jr., for a number of years in the 1890s and early 1900s; both were maintained as rental property in the Tanner family until 1946 (St. Joseph Landmarks Commission Survey Files).

Perhaps, though, the most intriguing of the speculative developments in the district during this period is represented in the row of nearly identical block and wing cottages located at 1116, 1118, 1120 and 1122 Lafayette Street. All were built as rental houses in ca. 1885 by Daniel Schall, a stone cutter for the Pfeiffer Stone Company, the largest architectural stone works in the city. While the profession of a stone cutter was a skilled trade, it is unusual to find a tradesman with the income to invest in real estate speculation in this period. In sharp contrast is the elaborate Joseph Pfeiffer Duplex at 1309-11 Penn Street, built in 1889 by Daniel Schall's employer.

The wave of residential development that began in ca. 1880 lasted until ca. 1910; about three-quarters of the district's buildings were built in this period. Most, but certainly not all of the single-family residences built over this time were vernacular houses intended for ownership or rental by working income families. A review of city directory listings and prior research contained in survey files for the area reveals that many of the families who chose to live in Patee Town were employed by nearby industries and wholesale concerns, including many who were employed in the R. L. McDonald shirt factory. The expansion of the McDonald factory with its two story Romanesque Revival warehouse at 1120-22 Penn Street provided even more job opportunities for area residents when it was completed in 1899. Another significant employment sector for the neighborhood was the railroad industry, and particularly, the railroads immediately adjacent to the district.

Whether built for rental or owner-occupancy, examples of the Vernacular Residential Structures Property Type abound in the district. These include examples of the block and wing cottage, like that found at 1211 Penn Street (ca. 1880); the gable and block cottage, at 1324 Mitchell Avenue (1903); the gable and wing cottage and its variants, at 1111 Penn Street (1895; modified 1925) and 1024 Penn Street (ca. 1880); and, the shotgun cottage and its variants, like one standing at 1117 South 15th Street (1890).

Residential houses in the district were not limited to duplex buildings or smaller vernacular cottages. There are also a wide range of other traditional house types that were developed for owner-occupants of middle- and upper-middle incomes that represent the Victorian-Style Single-Family Property Type. The side hall townhouse and its variants is among the more common house type developed in the district, and examples of the single-family form of this type can be found in the Lizzie Kueker House at 1320 Penn Street (1899), the Julian Robidoux House at 1109

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South 12th Street (ca. 1885), and the Matthew Ziebold House at 1121 South 15th Street (1895), among others. The composite cottage is also represented in the district in the form of the Henry B. Peterson House at 1312 Penn Street (1899), the Joseph Knabel House at 1318 Penn Street (1899, altered 1920), and the A. A. Watts House at 1306 Penn Street (1904), among others. The gable and block townhouse is represented in lesser numbers in the district, but examples include the Carrie Highbezies House at 1319 Mitchell Avenue (1903) and the Morey Piro House at 1311 Mitchell Avenue (1910). Examples of the Popular House Property Type are represented by four squares that were built after the turn of the twentieth century, represented in the district in the Miss H. E. Mecum House at 1317 Mitchell Avenue (1909) and the Dr. E. A. Mendell House at 1322 Penn Street (1903).

The development of Patee Town in this era had created the sense among its residents that they occupied a "city within a city"; even though the district occupies but a fractional part of the area locally known as "Patee Town", this sense of place is still retained in the community today. However, it was in the ca. 1870 to ca. 1910 period that the community's identity truly solidified. The McDonald Company factory and other nearby warehouse, transportation and manufacturing concerns provided the community with a local employment base, and Patee Market and Patee Park helped to round out the community's identity. It was also during this period that Patee Town began to develop diverse religious institutions and a local retail core.

The first church to be established in the district occurred in 1871 with the formation of Second Baptist Church, in a sanctuary at 1115-17 South 12th Street; this structure was drastically altered for use as a duplex in ca. 1900, and still stands in the community today, though altered again in recent years. A mission of First Presbyterian Church was established in Patee Town in ca. 1870; later in the same decade, the congregation had grown to the point where a sanctuary could be afforded. A lot at the northwest corner of South 12th Street and Penn Street was purchased in 1879 for the new sanctuary and work on its construction was completed in 1881, consecrated as Second Presbyterian Church at 1122 South 12th Street (Jeschke 1993:n.p.). The German Salems (Presbyterian) Church was established in ca. 1880 at 1001 South 12th Street; this church continued to serve the German community of Patee Town until shortly after the turn of the twentieth century, when it became the synagogue for the Bne Jacob congregation. A residence for the rabbi of the synagogue was constructed in 1909 next door, located at 1005 South 12th Street (St. Joseph Landmarks Commission Survey Files). Just to the west of the district stands another church of importance to the Patee Town community, the Patee Park Baptist Church, which has stood at 1101 South 10th Street since 1890 (Patee Park Baptist Church n.d.:n.p.).

The larger community of Patee Town never truly developed a concentrated center for retail activity, favoring scattered individual store buildings in the area west and north of the district's western edge on South 11th Street. For reasons that are not entirely clear, a modest wave of retail development occurred at the turn of the twentieth century in an entirely different part of Patee

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Town at the intersection of Penn Street and South 15th Street. The new retail center was set in motion by Matthew Ziebold in 1900 with the construction of the first two of his three speculative commercial buildings at 1501 and 1503 Penn Street, developed on lots adjoining Ziebold's own home built in 1895 at 1121 South 15th Street. Ziebold's investment was joined in 1903 by Fred Wenz with the construction of his elaborate Queen Anne-styled store building at 1421-23 Penn Street. Matthew Ziebold then built his third speculative store building at 1505-17 Penn Street in 1904, thus completing this cluster of retail stores as they appear today (Until recently, the 1903 E. J. Glick Grocery and Feed store stood across the street at 1502 Penn Street; this building was demolished in ca. 1995.). Neighborhood-based businesses were attracted to these locations, and over time housed grocery stores, feed stores, meat markets, drug stores, and general merchandise stores.

A part of the reason for the development of the new retail center may lie in the development and expansion of manufacturing and distribution facilities in the area of Patee Town. A part of this trend was tied to the continued growth of the R. L. McDonald Company, who had operated since 1886 in the old Patee House. The McDonald Company expanded its clothing manufacturing facilities in 1899 by relocating its warehouse and distribution areas into a new Romanesque Revival building at 1120-22 Penn Street. The fortunes of the Patee Town area were improved in ca. 1915 when the Western Tablet & Stationery Company (now Mead Paper Corporation) established its new manufacturing facility just to the south of the district at Mitchell Avenue and South 16th Street. The new company experienced phenomenal success, growing from one building at the outset to a complex of factory and warehouse buildings covering the equivalent of five city blocks by World War Two. Begun at a time when the prominence of St. Joseph as a manufacturing and wholesaling center was beginning to wane, the establishment of this new source of employment and tax revenues was most welcome.

The district continued to grow and change in positive ways up to the threshold of World War Two. New houses continued to be built on the few available lots, represented by fine examples of Craftsman bungalows standing at 1411 Penn Street (1921) and 1207 South 14th Street (1926). The modest cubical cottage, located at 1113 Penn Street and built in ca. 1900, was altered in ca. 1939 and stands as a good example of the transition from the Craftsman to the Minimalist Traditional styles and Modernism in general, which is reinforced by the smoother wall surfaces afforded by its alterations with asbestos siding and flush trim elements. Some other older properties also witnessed alterations to adapt their original forms or designs to fit the demands of newer times. Good examples of these modified structures include 1123 Lafayette Street (built ca. 1860; altered ca. 1920), 1111 Penn Street (built ca. 1895; altered ca. 1925), and 1318 Penn Street (built 1899; altered 1920), among others.

Changes in the cultural make-up of the district were occurring throughout this period, as represented by the addition of a Sunday School wing to the rear of the former synagogue at 1001

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South 12th Street, built in 1927 to accommodate a new congregation of the Church of Latter Day Saints. The construction of Fire Station #5 in 1939 at 1204 South 11th Street under the auspices of the Works Progress Administration effectively serves to close the historic period for the Patee Town district as its last major new structure built prior to 1950. While the new fire station was built to serve a much larger area of the city than just Patee Town, its location was selected in reflection of the continuing vitality of Patee Town as a residential area, and that of the Western Tablet & Stationery Company and the R. L. McDonald Company as major manufacturing interests in the community.

The continuance of a strong employment base in the Patee Town area provided stability for the district's residential, commercial and institutional resources well into the 1960s. The R. L. McDonald Company ceased operations in the district in 1957 in the face of competition from newer and more efficient mills developed in the Southeastern states, and abandoned the old Patee House. Even though the Western Tablet & Stationery Company continued to be an important employer (as it does today under the ownership of the Mead Corporation), the automobile had removed the incentive for living in close proximity to one's place of work by this time. The character of the neighborhood slowly became made up more and more by residents who lived in Patee Town, but who worked and shopped elsewhere.

Patee Town went through a period of decline in the 1950s and 1960s, like much of the rest of the older, inner-city areas of St. Joseph. The closing of the R. L. McDonald factory and warehouse was certainly a major blow to the life of the community, but the acquisition of the Patee House by the Pony Express Historical Society in 1964 and its later opening as a museum helped to soften that impact. The Patee House Museum is now a major attraction for the traveling public when they visit St. Joseph, and the presence of the museum has served to help stabilize the neighborhood and encourage its revival. Towards this end in 1976, the former home of the notorious outlaw Jessie James (died 1882) was moved from its original site to the north boundary of the district at 1318 Lafayette Street, and relocated on the grounds of the Patee House Museum. In spite of its removal from its original site, this structure was listed upon the National Register of Historic Places in 1980.

Today, the Patee Town Historic District is attracting attention as a place for new residents, as the rehabilitation and restoration of some of its buildings in the recent past has shown. While the nomination of this area for listing will help to foster this trend even further, the greater importance of the nomination is to recognize the significant contributions the district has made to the history and architectural history of St. Joseph.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The Patee Town Historic District is an L-shaped area lying generally along Penn Street as its principal spine, with additional structures facing on South 11th Street, South 12th Street, South 13th Street, South 14th Street, South 15th Street, Lafayette Street, Vine Street and Mitchell Street, as delineated by a heavy black line on the attached planimetric maps #16 and #17 of St. Joseph, Buchanan County, Missouri.

Boundary Justification

The property in nomination contains the largest, cohesive concentration of potentially contributing resources related to the historical development of the community of "Patee Town" in St. Joseph, Missouri within the period of significance of 1858 to 1939. Areas surrounding the district in each direction do not retain collections of resources possessing historic integrity under National Register criteria which can support the period of significance.

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PHOTOGRAPHS

Patee Town Historic District
St. Joseph, Buchanan County, Missouri
Photos by: Marsha Oates, November 2001
Negatives: Missouri Department of Natural Resources

Photo 1 of 26
View of Fire Station #5, 1204 South 11th Street, looking southwest.

Photo 2 of 26
View of 1205 South 11th Street, looking southeast.

Photo 3 of 26
View of the Patee House, 1202 Penn Street, looking southeast to 1302 Penn Street, at left.

Photo 4 of 26
View of 1201-03 Penn Street at right, looking north west across South 12th Street to Grace Baptist Church, 1122 South 12th Street, at left.

Photo 5 of 26
View of the north side of Penn Street looking northeast from 1310-03 Penn Street, at left, to 1313-15 Penn Street, at right.

Photo 6 of 26
View of the south side of Penn Street, looking southwest from 1322 Penn Street, at left, to 1318 Penn Street, at right.

Photo 7 of 26
View of the north side of Penn Street, looking northeast from 1401 Penn Street, at left, to 1405 Penn Street, at right.

Photo 8 of 26
View of 1411 Penn Street, looking northwest.

Photo 9 of 26
View of the north side of Penn Street, looking northeast from 1413 Penn Street, at left, to 1417-19 Penn Street, at right.

Photo 10 of 26
View of the north side of Penn Street, looking northeast from the Wenz Store, 1421-23 Penn Street, at left, to 1505-07 Penn Street, at right.

Photo 11 of 26
View of the east side of South 15th Street, looking northeast from 1121 South 15th Street, at right, to 1117 South 15th Street, at left.

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Photo 12 of 26

View of the stable at the rear of 1121 South 15th Street, looking north.

Photo 13 of 26

View of the east side of South 14th Street, looking southeast from 1203 South 14th Street, at left, to 1209 South 14th Street, at left.

Photo 14 of 26

View of the north side of Mitchell Avenue, looking northwest from 1325-27 Mitchell Avenue, at right, to 1319 Mitchell Avenue, at left.

Photo 15 of 26

View of the north side of Mitchell Avenue, looking northwest at 1317 Mitchell Avenue, at right, and 1311 Mitchell Avenue, at left.

Photo 16 of 26

View of the South 12th Street facade of the R. L. McDonald Warehouse, 1120-22 Penn Street, looking northwest.

Photo 17 of 26

View of the Jessie James House, located at the rear of 1202 Penn Street, looking east.

Photo 18 of 26

View of 1109 South 12th Street, at right, and 1107 South 12th Street, at left.

Photo 19 of 26

View of the east side of South 12th Street, looking northeast from 1109-11 South 12th Street, at right, to 1005 South 12th Street, at left.

Photo 20 of 26

View of the German Salems Church, 1001 South 12th Street, looking southeast.

Photo 21 of 26

View of the south side of Lafayette Street, looking southwest from 1124 Lafayette Street, at left, to 1116 Lafayette Street, at right.

Photo 22 of 26

View of the north side of Lafayette Street, looking northwest from 1123 Lafayette Street, at right, to 1115 Lafayette Street, at left.

Photo 23 of 26

View of 1013-15 Vine Street, looking east.

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Photo 24 of 26

View 1101 South 11th Street, looking east.

Photo 25 of 26

View of the east side of South 11th Street, looking southeast from 1107 South 11th Street, at left, to 1115 South 11th Street, at right.

Photo 26 of 26

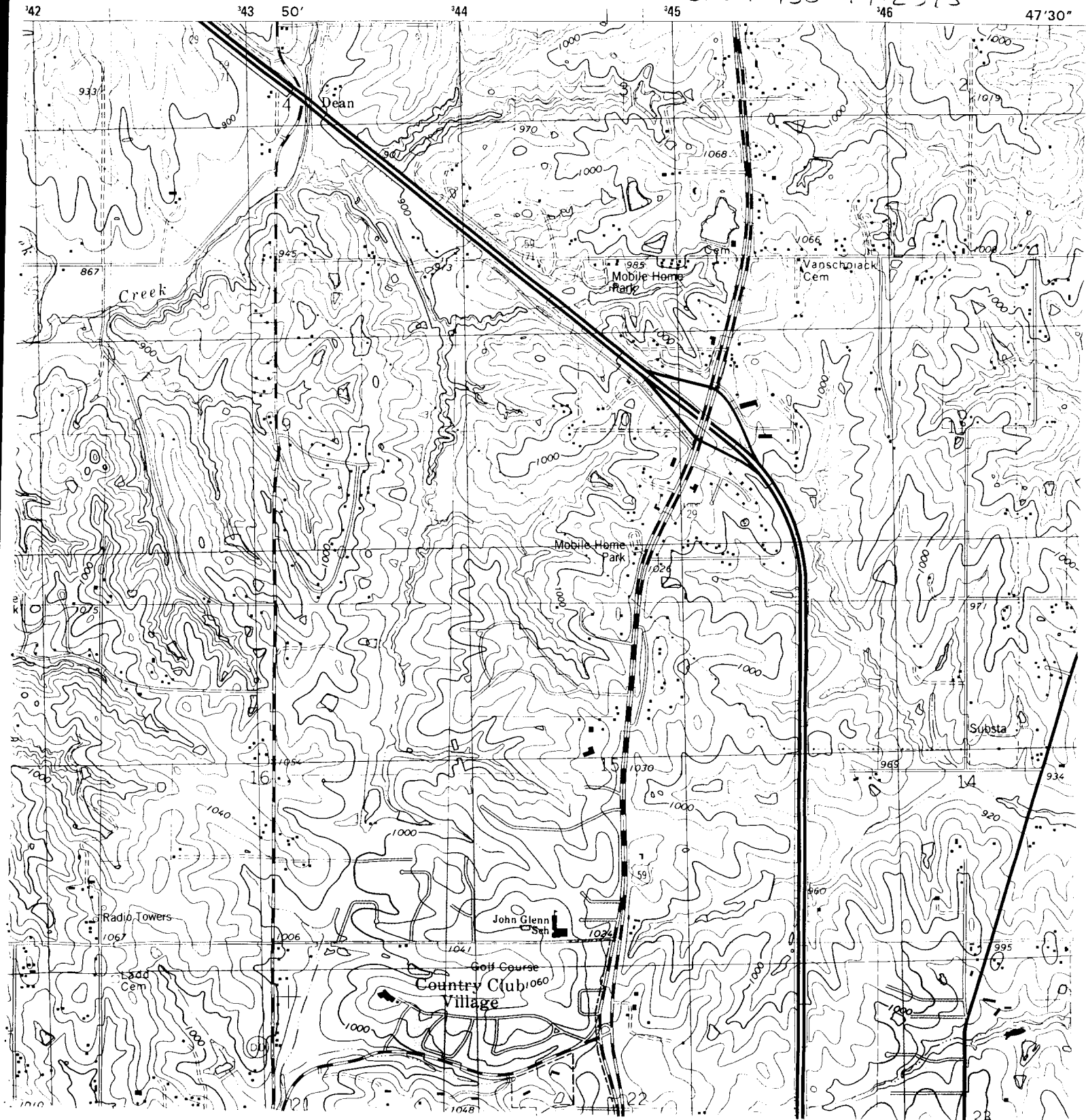
View of the north side of Penn Street, looking northwest from 1113 Penn Street, at right, to 1103 Penn Street at left.

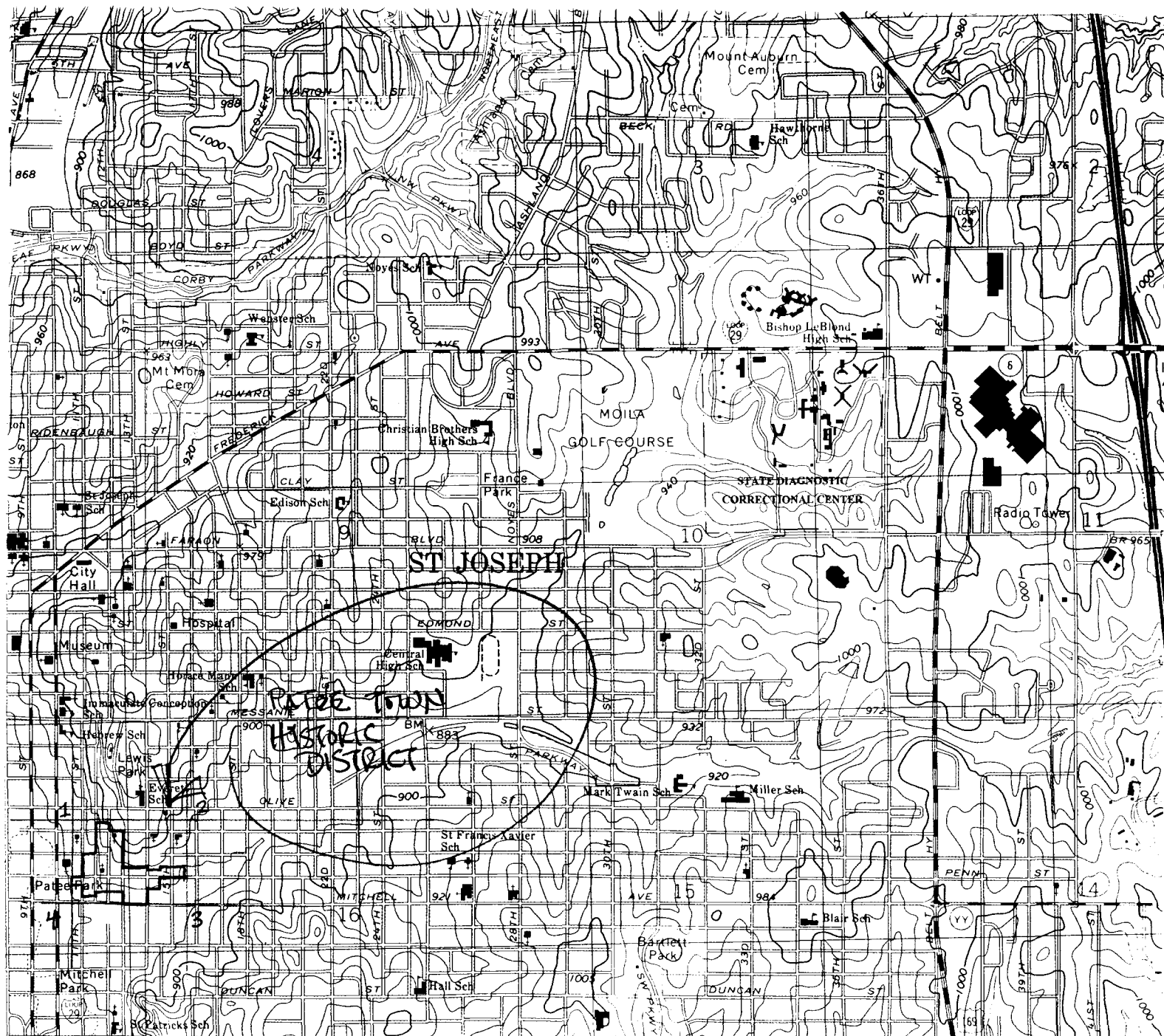
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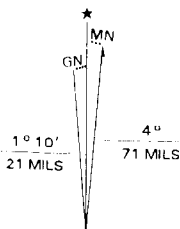




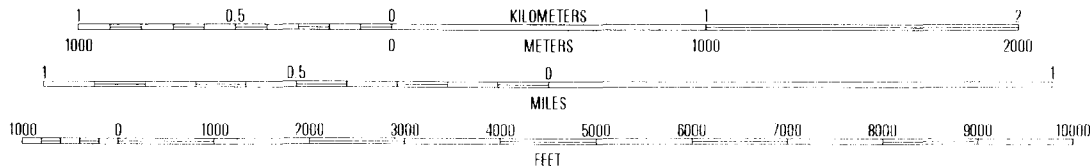
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