

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Burnside-Sandusky Gothic House

other name/site number N/A

2. Location

street & town 720 South 10th St. N/A not for publication

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, 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.)

Mark A. Miles  
Signature of certifying official/Title Mark A. Miles/Deputy SHPO

12/02/04  
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 certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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: \_\_\_\_\_

Burnside-Sandusky Gothic House  
Name of Property

Buchanan County, MO  
County and State

## 5. Classification

### Ownership of Property

(check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

### Category of Property

(check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic Resources of St. Joseph, Buchanan County, Missouri

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Function

(Enter categories from instructions)

DOMESTIC/Single Dwelling

### Current Function

(Enter categories from instructions)

Work in Progress

## 7. Description

### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Gothic

### Materials

(Enter categories from instructions)

foundation STONE/limestone

walls Brick

roof Asphalt

other Brick

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

☒ See continuation sheet(s) for Section No. 7

Burnside-Sandusky Gothic House  
Name of Property

Buchanan County, MO  
County and State

## 8. Description

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ 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.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ 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.

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS):

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

### Areas of Significance

(enter categories from instructions)

COMMERCE

ARCHITECTURE

### Period of Significance

1871-c. 1920

### Significant Dates

1871

1887

### Significant Persons

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Stigers, Lewis

☒ See continuation sheet(s) for Section No. 8

### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other Name of repository: \_\_\_\_\_

☒ See continuation sheet(s) for Section No. 9

Burnside-Sandusky Gothic House  
Name of Property

Buchanan County, MO  
County and State

## 10. Geographical Data

Acreage of Property less than 1 acre

### UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1/5 3/4/1/6/9/0 4/4/0/2/6/5/0  
Zone Easting Northing

2 / / / / / / / /  
Zone Easting Northing

3 / / / / / / / /  
Zone Easting Northing

4 / / / / / / / /  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property.)

Property Tax No.

### Boundary Justification

(Explain why the boundaries were selected.)

☒ See continuation sheet(s) for Section No. 10

## 11. Form Prepared By

name/title Shelley White, Historic Preservation Consultant

organization \_\_\_\_\_

date October 2, 2003

street & number 1316 Francis Street

telephone 816-364-5333

city or town St. Joseph

state Mo zip code 64501

## Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

**Maps** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

## Property Owner

name/title Pat McNaughton

street & number P.O. Box 303

telephone 417-583-2634

city or town Cape Fair

state Mo zip code 65624

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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## National Register of Historic Places Continuation Sheet

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Burnside-Sandusky Gothic House  
Historic Resources of St. Joseph,  
Buchanan County, Missouri

### NARRATIVE DESCRIPTION

The Burnside-Sandusky Gothic House is located at 720 South 10<sup>th</sup> Street in St. Joseph, Buchanan County, Missouri. The 1 ½ story house is characterized by its T-shaped floor plan and Gothic detailing. The original portion of the home, constructed ca. 1871, is a remarkably intact example of a Gothic-Revival style cottage built on a central hall plan. A wide hallway divides the two rooms on each floor. The plan differs from I-Houses only in that it is 1 ½ rather than two stories in height. The exterior dimensions of the original portion are 39'6" wide by 19'8" deep. A linear rear addition, constructed perpendicular to the original building, was built early in the property's history. The rear addition is more vernacular in design and resembles so-called "half flounder" houses built during the same period in St. Louis, Missouri. The addition, like the half flounder house type, is one room wide, two rooms deep, and two stories in height with a shed roof.

### Elaboration

### **SETTING**

The Burnside-Sandusky Gothic House is located at 720 South 10<sup>th</sup> Street in St. Joseph, Buchanan County, Missouri. South 10<sup>th</sup> Street is located just southeast of downtown St. Joseph, and is part of a mature residential neighborhood. The neighborhood developed as a mixture of single-family and multi-family residences, built primarily during the period 1859 through 1930. The 700 block of South 10<sup>th</sup> Street reflects the area's diversity of architectural styles, including Gothic Revival, Italianate, Queen Anne and Craftsman examples. Regardless of building type and architectural style, buildings along the street have a notably uniform setback of twenty feet from the sidewalk and thirty feet from the curb. The street right-of-way in this block includes wide concrete sidewalks, planting strips with mature street trees, and a stone curb. There is no indication that the setting has changed appreciably since the house's period of significance.

### **FRONT (EAST) FAÇADE**

The front (east) façade of the Burnside-Sandusky Gothic House is divided into three bays and has a symmetrical design. The central bay projects 9" from the front building plane. Both the left and right bays of the front façade have paired windows. All four of these windows are double-hung wood windows with one-over-one lights. Windows are separated by 12" of brick and each window pair shares a common hooded lintel above and sill below. Both lintels are flush with the plane of the front wall. As a decorative element, each lintel has a diamond shaped concrete medallion with a raised floral design. These minor embellishments are characteristic of a local brick mason and folk artist, Bobby Bohot, who is known to have done extensive folk art projects at 610 and 620 South 10<sup>th</sup> Street in the 1960's and 1970's.

Brick is the predominant material of construction but its foundation and trim are fashioned from

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soft limestone. Brick has been laid in an American running bond with header courses being divided by seven stretcher courses. Square cut, tooled stones laid in an ashlar course make up the foundation. Limestone quoins emphasize the buildings corners, including those of the middle projecting bay. These quoins have subtle horizontal lines incised upon the face of each stone. The type of limestone used for the building trim is noticeably susceptible to erosion. At sometime in the past, various portions of stone trim have been parged with concrete, evidently done to restore the original outline of the stone as well as to protect it from further erosion.

The roof form of the original structure is side gabled and steeply pitched. Characteristic of Gothic Revival homes, a steeply pitched cross gable is prominently centered over the front door. A pointed arch window is centered above the front door and extends well into the gable. Steeply pitched cross gables and Gothic arched windows are two of the character-defining features of Gothic Revival homes in general and the Burnside-Sandusky Gothic House in particular. Two brick chimneys penetrate the roof of the original building, one at each end of the structure. Each chimney is crowned by two decorative chimney pots closely resembling rook chess pieces with castleated rims.

One enters the home across the limestone threshold of the front door. The threshold is elevated only 14" above the front grade. The front door is a four-paneled wood door with raised trim. The two upper panels are glass with high-style Gothic trim of clover-like foils. Very narrow side transom windows flank each side of the front door. A full 47" in width, the front door is 7'2" tall and has a transom light above. Support of the brick wall above the door is achieved by a steel plat rather than a brick arch.

### **SOUTH SIDE**

The home's symmetrical design is carried through to the south side. Again, the foundation is soft limestone, but a projecting belt course of three bricks 1 thickness runs horizontally immediately on top of the foundation. The belt course aligns horizontally with the top stone course of the foundation on the façade.

Unlike the façade, the south side has basement windows. These two windows are mostly below grade and are protected by brick light wells. Windows are four-light wood casement windows that swing inward.

The south side has two windows on each the first and second floor. The windows are double-hung, one-over-one light wood windows. First floor windows are 2'5" wide. Limestone sills and lintels are again used. Lintels are flush with the wall plane and have decorative flourishes that have been deeply incised. The two second floor windows are somewhat smaller and more closely spaced in order to fit under the steeply pitched eaves.

The gable end provides a prominent feature of the home. Its open, flared eaves provide a somewhat romantic sweep to the roofline. Eaves are overhanging rather than boxed.

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### REAR ADDITION

A two-story rear addition, built perpendicular to the original half of the house, completes the T-shaped floor plan. The addition is 32' long and 17'2" wide and resembles in building form the vernacular "half founder" houses constructed in St. Louis, MO. Half Founders are simple brick structures, one room wide and two or more rooms deep, two stories in height with a shed roof (in this case the roof slopes to the south).

A one-story gallery runs the full length of the rear addition along the south side. The gallery is elevated 4' above grade toward the street and 6' above grade towards the alley. Six chamfered wood columns support the roof of the gallery. A retaining wall of modern poured concrete lies below the gallery and allows full access to the basement level.

The original home's Gothic Revival design, symmetry and trim are lacking in the rear addition. No quoins are present on the building corners. This addition has an asymmetrical pattern of doors and windows from left to right W:D:W:W:D. Windows are double-hung, two-over-two divided light wood windows. Jack arched brick headers rather than stone lintels support the brick walls above the windows. A Queen Anne-style door, obviously later in time period than the other doors, is on the left. This door has a single transparent light in the upper half and five wood panels in the lower half. A light stain rather than paint provides this door's finish. A two-light transom window above the door provides additional light and ventilation. The door on the right is clearly earlier in time period. It is a four-paneled wood door with raised trim. The right door also has a two-light transom above.

The rear addition's second story, facing south, has a row of four windows that are double-hung with one-over-one divided lights. These windows, as opposed to the others, have insect screening.

The alley-facing side (west) of the rear addition, which is one room wide, has fewer window openings. Its first floor has a single double-hung, one-over-one light wood window. Its sill and hooded lintel are limestone. The lintel is parged with concrete and has a single concrete medallion like those installed by Mr. Bohot above the windows on the front of the house. A basement window, half above grade, has two-over-two divided lights.

The north side of the rear addition hugs the side yard lot line and apparently was not intended to be viewed by the public. Two windows are on each floor. The size of the window closer to the street is consistent with other windows in the home. Windows closer to the alley, however, are narrower and shorter in height. There is no physical evidence that these window openings were altered to make them smaller and may represent the previous location of interior bathrooms.

Underneath the rear addition is a basement that is partially above grade. The pattern of

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basement windows and doors, from left to right is W:D:W:D. Windows are double-hung wood sashes with two-over-two divided lights.

### NORTH SIDE

The north side of the original building, running closely along the side yard lot line, mirrors the design of the south side of the original building. It has two window openings on the first floor and two on the second. However, one of the first floor window openings has been expertly bricked in and recessed 4" to provide a sense of symmetry.

### INTERIOR

The floor plan of the original house consists of two rooms on the first floor and two on the second with a wide hallway dividing the rooms on each floor. The left (south) parlor is 14'6" wide and 17' deep, while the right (north) parlor is 14' wide and 17' deep. Both parlors have fireplaces on end walls that separate window openings on each side. For reasons unknown, as noted in the exterior description of the home, one window in the right (north) parlor has been bricked up. A historic Gothic Revival style wood fireplace mantel surrounds the fireplace opening in the left (south) parlor.

The 8' wide hallway dividing the parlors offers passage from the front to the back of the house plus a stairway to the second floor. Two elements of the hallway are dominant: the staircase and a huge hot water radiator. The stairs rise to the second floor on the left side of the hall, and as typically found in residences from this time period, has a continuous curving handrail that is supported by turned wood balusters. The radiator, approximately 7' long, is by far the largest in the home. Access to the front basement is provided by a narrow set of stairs underneath the hallway staircase.

Access to the addition is provided by two doorways, one straight through the central hallway, and the other in the north parlor. The rear addition on the first floor has two rooms separated by a narrow staircase to both the basement and second floor. The floor plan of the second floor is essentially the same as the first.

### HISTORY OF ALTERATIONS

C. 1871 The original section of the house was constructed with a front porch. The porch is shown on the 1882 Sanborn map. A microfiche copy of the original map stopped in the middle of the house. The microfiche shows some kind of one-story, one-room addition on the original house, probably a kitchen.

1887 The rear addition was constructed with a porch. The 1888 Sanborn map shows complete addition with L-shaped back porch.



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1897 Sanborn maps shows removal of southeast end of back porch and it appears the west end of the porch has been enclosed.

1940 Deed records show Mrs. Kaplan obtained a loan in 1940. She changed the fireplace mantle in the living room removed the front porch and had a new concrete porch floor installed across the entire length of the front of the house. (This concrete porch was removed in 1997 by previous owners.) The kitchen and two bathrooms were remodeled. Mrs. Kaplan's grandson, Gary Croner, confirmed these facts.

2000-present The Burnside-Sandusky Gothic House is currently being rehabilitated according to the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation work includes reconstruction of both porches, repair of masonry, and restoring appropriate roofing, guttering, and trim. A custom-made door similar to the original in design, as seen in historic photographs, replaced the missing exterior front door. Interior work included new plumbing, electrical and HVAC systems. Mission or deteriorated windows, doors and woodwork are being replaced in-kind. Fireplaces were reopened and mantels appropriate to the Gothic design were installed.

### Integrity

The Burnside-Sandusky Gothic House retains a high degree of integrity overall. Architectural and historic significance is conveyed principally through its aspects of location, design, setting, materials, and in some areas, workmanship. The physical setting appears to have changed little since the home's period of significance. The house retains the same relationship with the streetscape, adjoining houses, and alley. The property retains principally the same design and materials dating from its period of historic significance, with the exception of its front porch. The Burnside-Sandusky Gothic House is currently undergoing rehabilitation. The one-story front porch will be rebuilt using original elements stored in the basement, physical evidence and historic photographs. The new porch will follow the design of the original with chamfered wood columns, flattened Gothic arches, and trefoils. The rebuilt front porch will certainly reinforce the original house plan, but even in its present state, the house retains more than sufficient integrity to convey its Gothic design and meet the registration requirements established in the multiple property cover document.

The residence's brick and stone construction and workmanship are important above all else to its architectural integrity. These aspects retain a high degree of integrity despite minor changes made after the period of significance. A noteworthy modification is that some deteriorated stone sills and lintels have been parged with concrete.

The interior retains a sufficient degree of integrity to convey its most important elements of significance. Its historic floor plan is retained, including location of walls, staircases, door and window openings, and fireplace openings. The floors are 19<sup>th</sup> century, tongue and groove flooring and, in the case of the basement, original brick. The central hallway retains its original

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staircase and embodies the fine workmanship employed within the home's public spaces.

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### STATEMENT OF SIGNIFICANCE

#### **SUMMARY**

The Burnside-Sandusky Gothic House is located at 720 South 10<sup>th</sup> Street in St. Joseph, Buchanan County, Missouri. The property is locally significant under Criterion A in the areas of COMMERCE, and under Criterion C in the area of ARCHITECTURE. Under Criterion A, this building is representative of the growth of St. Joseph's middle class and their ability to invest in real estate (See MPL, "Historic Resources of St. Joseph, Buchanan County, Missouri," associated historic context "Wholesale Distribution in St. Joseph, 1866-1914.") Having achieved success in their trade as a blacksmith and wholesale produce dealer, respectively, Mr. Burnside and Mr. Sandusky were able to invest in, and later build an addition to, a home which well reflects their position in St. Joseph commerce and society during the Late Victorian period. The house is also significant under Criterion C as an example of the Property Type: Victorian Style, Single Family Residences as described in the Multiple Property Listing. This building is an excellent example of the Gothic style in St. Joseph and was designed and superintended by locally prominent architect Lewis Stigers of the firm Stigers and Boettner. The period of significance of the property is 1871, the date of construction, through c. 1920, when the house was sold by Sandusky.

#### **ELABORATION**

As stated in the Multiple Property listing, Victorian Style Single-Family Residences are most noteworthy when viewed as a group under both Criteria A and C. (See Registration Requirements) The Burnside-Sandusky Gothic House is significant under Criterion A in the area of COMMERCE, as it represents a broad pattern of events that occurred during this period of St. Joseph history. The location and style of the residence built is representative of the homeowner's growing middle class status. Middle class residences such as this one were built near more impressive residences of the wealthy, filling up smaller lots and built closer to the street, giving an urban appearance to the neighborhood.

As it relates to Criterion C: ARCHITECTURE, this house is also representative of John Burnside's growing middle class status. His growing wealth allowed him to invest in real estate and hire an architect to design and supervise the construction of his new home. This residence retains strong integrity of association and location. Built at a time of increasing urbanization, this house and the others that were later built on the street, fill up most of their lot and are fairly close to the street. Most structures built on the same side of the street remain. Mr. Burnside is an example of the pattern of middle class persons building their homes away from the commercial areas in residential neighborhoods. (City directories prior to 1869 show Mr. Burnside's residence to be the same as his business at 8<sup>th</sup> and Messanie streets.)

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Historic Resources of St. Joseph,  
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### COMMERCE

Following the Civil War, St. Joseph was well situated to become a center for wholesale trade. Its location on the Missouri River, as well as its many railroads, made St. Joseph a prime city to supply goods for western expansion. An 1886 Chicago Times article boasts that "St. Joseph is a modern wonder—a city of 60,000 inhabitants, eleven railroads, 70 passenger trains each day, 170 factories, thirteen miles of the best paved streets, the largest stockyards west of Chicago, and a wholesale trade as large as that of Kansas City and Omaha combined." (Logan, Old Saint Jo)

John Burnside took advantage of the city's economic boom when he established his business in St. Joseph. Burnside learned the machinist's trade in his native city of Glasgow, Scotland. In 1848, he came to America, settling briefly in New Orleans. There, he worked at the government mint before moving to St. Joseph in 1855. Soon after his arrival, he embarked in trade in a little cottonwood shop. Burnside has a half-page ad in the first St. Joseph City Directory in 1860 as the proprietor of the Saint Joseph Machine and Blacksmithing Shop. In his ad, Burnside advertises steam engines, boilers and other machinery made and repaired and iron railings made to order. John Burnside also has an ad in the December 30, 1862 St. Joseph Daily Morning Herald, where he advertises himself as "the practical Blacksmith and Machinist" at the corner of 6<sup>th</sup> and Messanie Streets. The advertisement states:

Machinery made and repaired, millwork of every description done on the shortest notice, city blacksmithing of every kind promptly attended to, iron fencing for door and Graveyards made to order. From my long experience in the business as a practical Blacksmith and Machinist, I flatter myself that I can give satisfaction in the performance of any work in my line that thy may see fit to entrust to my care.

Burnside was, at the time he built this house, the senior partner in Burnside, Crowther & Rogers, a foundry located at the corner of 8<sup>th</sup> and Messanie streets. In the 1881 History of Buchanan County, it says of "Honest John" that "there are but few men in this city who have figured more conspicuously in its manufacturing interest in the past two and a half decades." Burnside was also politically active in the community, and was elected as a councilman for the Fourth Ward for two terms. He also belonged to several social and service organizations.

It is difficult to date the Burnside-Sandusky Gothic House precisely. Burnside was deeded this lot on August 31, 1867. (Book 47, Page 161) Beginning in the 1869-70 city directory, and up until the 1881-82 directory, Burnside's residence is described as being on the west side of 10<sup>th</sup> Street between Peabody and Locust, or sometimes referred to as between Peabody and Mary. At other times it is described as being located between Locust, and Patee. Peabody was later changed to Patee Street and Locust was later changed to Mary, as it is called today.

In 1884 the Sixth Annual Report of the Trade and Commerce of the City of St. Joseph, Missouri

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reported statistics on the city's wholesale and retail trade. Groceries had the largest dollar amount at \$12,060,800, and confectioneries and fruit totaled \$151,135. This same report had a special section on apple packing that stated, "in all the great market centers, this section of the country is looked upon as the future point of supply for the fruit market." In 1883, St. Joseph and the surrounding area shipped 157,000 barrels of apples.

When reviewing the business interests of St. Joseph, we find the name of Oliver A. Sandusky as one of the most prominent businessmen connected with the wholesale produce trade in the city. Oliver, a native of Kentucky, was of Polish origin and his name was originally spelled Sodowsky. Sandusky came to St. Joseph in 1865 and in October started in the grocery and produce business on the south side of Market Square. Mr. Sandusky was a highly successful wholesaler of produce; he was the first to ship eggs to Boston and New York from the west, and according to city directories his was the oldest produce house in the Missouri Valley. A newspaper picture taken around the turn of the century reveals the sign on the side of the middle building on the west side of Third Street between Edmond and Felix as "Sandusky and Col Wholesale Fruits and Produce." (Mildred Grenier, St. Joseph: A Pictorial History, 1981) His large cold storage warehouse on the corner of Main and Franklin enabled him to keep a huge inventory, and gained him a reputation for being able to fill large orders without a waiting period.

Sandusky was also recognized as a leader among those in the wholesale produce trade. The extensive apple trade of St. Joseph, together with the rapidly developing fruit and procure business in general created the necessity for an organization that would embrace all reputable fruit and produce dealers. On July 18, 1888 the wholesale fruit and produce merchants created the St. Joseph Fruit and Produce Exchange, and selected Oliver Sandusky as their first chairman. The 1889 Historical and Descriptive Review of St. Joseph states that "there is probably no gentleman in this community who is more highly esteemed and whose judgement has proven so correct [in the produce circles of St. Joseph]." Sandusky continued operating his business for years, and in 1904 he was the oldest commission merchant in the city. (Chris L. Rutt, History of Buchanan County, 1904)

During the height of his business career, Sandusky purchased the property at 720 South 10<sup>th</sup> St. He acquired the property in May of 1887 and took out a building permit for the rear addition on October of 1887. (Building Permit #B336). The new addition included two rooms down and two rooms up, with a bath and staircase. The back porch was also built at that time.

Bernard and Anna Kaplan purchased the home in 1920. Both were born in Kiev, Russia, and came to St. Joseph from Brooklyn, New York in 1912. Mr. Kaplan operated a men's clothing store until his death in 1937. The Kaplan children also owned several businesses, including a clothing store, a pharmacy/tavern and a restaurant. They were one of many Eastern European Jews who moved to this neighborhood after 1880. The house remained in the Kaplan family until 1970, when it was purchased for rental property.

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Burnside-Sandusky Gothic House  
Historic Resources of St. Joseph,  
Buchanan County, Missouri

### ARCHITECTURE

The Burnside-Sandusky Gothic House is significant under Criterion C in the area of ARCHITECTURE as an example of the Property Type: Victorian Style, Single Family Residences as described in the Multiple Property Cover Document, "Historic Resources of St. Joseph, Buchanan County, Missouri. This building is the only known remaining masonry building built in the Gothic Revival Style in St. Joseph.

A.J. Davis was the first American architect to champion Gothic domestic buildings in his 1837 book, Rural Residences. Davis's book had only a small circulation but his ideas were picked up by his friend, A.J. Downing, who expanded them in pattern books published in 1842 (Cottage Residences) and 1850 (The Architecture of Country Houses). Although the Gothic style was seldom applied to urban houses, due to the thought that it was more suitable to a rural setting and that the design did not physically lend itself to narrow lots, a few urban examples with Gothic door, window or cornice detailing survive. While the Burnside-Sandusky Gothic House has suffered alterations over the years, it remains a readily identifiable example of Gothic Revival Architecture. The architectural features of roof shape, massing, wall cladding, façade arrangement and fenestration remain.

The St. Joseph Morning Herald Supplement of January 1, 1873, states that a home was "Designed and superintended by Stigers and Boettner: One brick cottage, private dwelling for J. Burnside on 10<sup>th</sup> street, continuing 4ooms, cellar, etc. at a cost of \$3000."

Lewis Smell Stigers was one of the first architect-builders to arrive in St. Joseph. After settling in the city in 1844, he quickly earned a reputable name in construction work and was hired to erect some of the earliest landmarks in St. Joseph, including the first Buchanan County Courthouse. In 1856 Stigers drafted the plans and built the John Patee house, a grand hotel which still stands at 12<sup>th</sup> and Penn (NHL 11/05/61). The Patee house was one of the largest and best-equipped hotels in the United States at the time. In 1869, he became partners with Boettner, and employed E.J. Eckel as a draftsman and, later, a junior partner. Stigers was recognized in Bryan's Missouri's Contribution to American Architecture as a pioneer architect in St. Joseph, and his name is associated with some of the city's architecture which continues to be preserved today.

The Burnside-Sandusky House has retained its integrity of location, design, setting, materials, workmanship, feeling and association, thereby fulfilling the registration requirements as listed in the MPL.

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National Park Service

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Section number 9 Page 11  
House

Burnside-Sandusky Gothic

Historic Resources of St. Joseph,  
Buchanan County, Missouri

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United States Department of the Interior  
National Park Service

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House

Burnside-Sandusky Gothic

Historic Resources of St. Joseph,  
Buchanan County, Missouri

### Verbal Boundary Description

The nominated property occupies the South Forty-four (44) feet Four (4) inches in an unplatted tract in the East one half (1/2) of Block Eleven (11) and the North one half (1/2) of Lot Seven (7) in Patee's Addition to the City of St. Joseph, Buchanan County, Missouri.

### Boundary Justification

The boundary includes the portion of the city lot that retains its original property lines and has been historically associated with the nominated property.

### Photographs

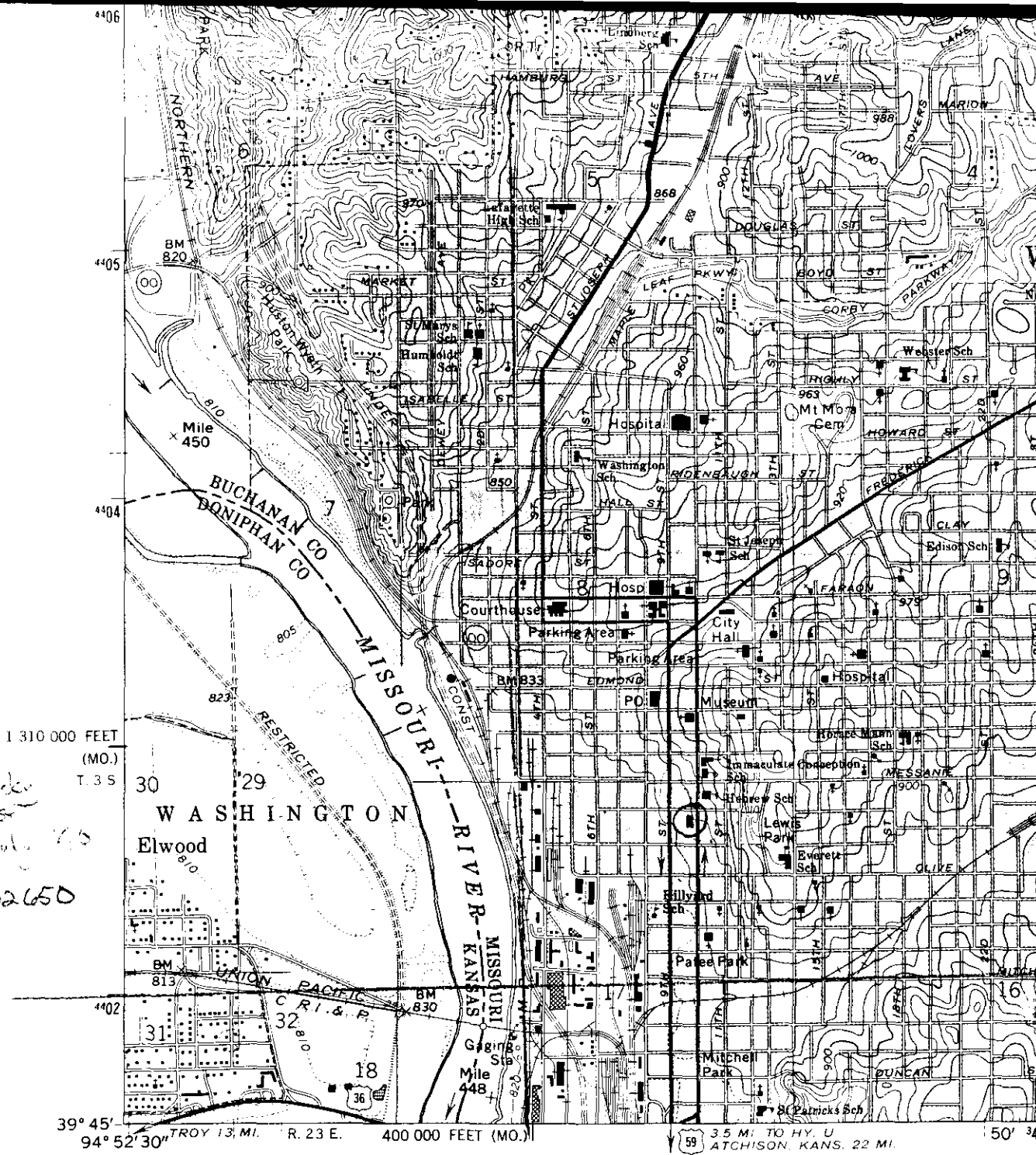
The following is true for all photographs:

Burnside-Sandusky Gothic House  
720 South 10<sup>th</sup> Street  
St. Joseph, Buchanan County, Missouri  
Photographer: Shelley White  
Negatives on file with Shelly White, 1316 Francis Street, St. Joseph, MO 64501

1. Primary façade, facing east.
2. Primary façade, facing northeast.
3. Rear façade, facing south.
4. Interior central hall and stair, facing southeast.



Burnside-Santucky  
Gothic House  
Buchanan County MO  
15/341690/4402650



(HALLS)  
1063 III NW

Mapped, edited, and published by the Geological Survey

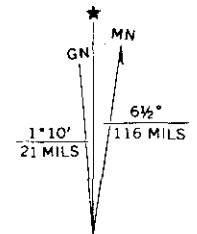
Control by USGS and USC&GS

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

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

Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Revisions shown in purple compiled from aerial photographs taken  
1977. Map edited 1978. This information not field checked  
Purple tint indicates extension of urban areas

720 S. 10th



UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

FOI







EXTRA  
PHOTOS















