

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 Logan, John Sublett Jr. and Caroline Ashton, House

other name/site number Logan Home Place

2. Location

street & town 1906 North 22<sup>nd</sup> Street N/A not for publication

city or town Saint Joseph N/A vicinity

state Missouri code MO county Buchanan code 021 zip code 64505

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

22 Sept 2006  
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:) \_\_\_\_\_

Logan, John Sublett Jr. and Caroline Ashton, 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

2

buildings

sites

structures

objects

2

Total

#### Name of related multiple property listing

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

Historic Resources of Saint Joseph, Buchanan County, MO

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

None

### 6. Function or Use

#### Historic Function

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

#### Current Function

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

#### Materials

(Enter categories from instructions)

foundation BRICK

walls WOOD

roof ASPHALT

other WOOD

#### 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

Buchanan County, MO  
County and State

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

Logan, John Sublett Jr. and Caroline Ashton, House  
Name of Property

Buchanan County, MO  
County and State

## 10. Geographical Data

Acreage of Property .69 ac

### UTM References

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

1 1/5 3/4/2/8/9/0 4/4/0/5/4/3/0  
Zone Easting Northing

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

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

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

### Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet 10.

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 Penelope Kress, Historic Preservation Consultant

organization Kress & Sons, LLC

date August 12, 2006

street & number 120 South 15<sup>th</sup> Street

telephone 816-387-8488

city or town Saint 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 Lisa Logan Armbruster

street & number 1906 North 22<sup>nd</sup> Street

telephone

city or town Saint Joseph

state MO zip code 64505

**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

Section number 7 Page 1 Logan, John Sublett Jr., and Caroline Ashton, House  
Buchanan County, Missouri

### Narrative Description

#### SUMMARY:

The John Sublett Jr. and Caroline Ashton Logan House (hereinafter referred to as the Logan House) is located at 1906 North 22<sup>nd</sup> St. in Huggins Terrace, an addition to the City of St. Joseph, Buchanan County, Missouri. The Logan House is a representative example of the Property Type: Popular Style House in St. Joseph (see Multiple Property Listing Historic Resources of St. Joseph, Buchanan County, Missouri, under the historic context: Suburban Growth in St. Joseph, 1900-29). This building is an example of an eclectic style with Prairie School influence and Arts & Crafts detailing in St. Joseph. The Logan House is a two-story, 3550 square foot, wood-frame house, designed by Caroline Ashton Logan with assistance from architect E. Gray Powell, son of famed architect W. Angelo Powell. The building has a modified rectangular plan with three bays. It has a low-pitched hipped roof with a front gable at the left side of the main facade. The one-story full-width front porch has a low-pitched roof with a center gable. Since its completion in 1908, the Logan House has sustained minor exterior alterations. The main alterations included the enclosing of the second story screened back porch, making the porch into a study, and the addition of a maid's room to the west side of the house, which provided a second-story sleeping porch above. These changes occurred shortly after Mr. Logan's death in 1925. Also on the property is a contributing one-story outbuilding.

#### ELABORATION:

The Logan House, located at 1906 North 22<sup>nd</sup> St., Saint Joseph, Buchanan County, Missouri, that remains largely intact. As no major alterations of the residence have occurred, the Logan House retains its integrity of location, design, setting, materials, and workmanship. It is surrounded by an intact historic residential neighborhood of mainly early twentieth century buildings. The Logan House has not been adversely affected by commercial or other development.

The Logan House is a two-story wood frame structure with an asphalt roof. The roof is hipped with a front gable on the southern side of the main façade. The eaves are approximately 15" deep and are covered in beaded board and follow the angle of the rafters to where they join the house. There is cypress lap-siding on the bottom two-thirds of the house, and cypress shingles on the top one-third. Except where noted, all windows are one-over-one double-hung wood sash and have plain wood lintels, sills, and 6" surrounds. The lintels are topped by a simple drip-cap. The Logan House rests on a hard brick foundation.

#### EXTERIOR:

The front façade of the Logan House has three bays and a centered entrance. There is a one-story full-width porch with a low-pitched hipped roof and a centered gable. The roof gable and the porch gable are fabricated with a single 2"x8" board and have Arts & Crafts details. There is a 2" projection in the roof gable that lines up with the top of the south paired windows on the second floor. A wood louvered vent is in this projection. There is a matching paired window on the north side of the second floor. The windows on the first floor are paired casement windows with four-light transoms over each pair. The wood front door contains a large glass panel with muntins arranged in a cross pattern. The porch roof is

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supported by paired massive wood posts made to look like columns (triple at the corners) which sit on massive brick piers. The porch frieze is wide with a single beaded molding in the center. The gable forms a hood supported by brackets that are centered between the pair of porch columns on either side of the stairs. The gable is filled in with an elongated Arts & Crafts arch detail. The porch is accessed by five wide wooden stairs. The balustrade is decorative wrought iron. The same decorative wrought iron is used as a fence along the sidewalk to the front steps.

The south side of the Logan House has an approximate 1' projection on the first floor that has a triple window. The roof over the projection is hipped. There are back porches as well, one on the first floor and another on the second floor. The first floor back porch is enclosed with two pairs of floor-to-ceiling screens on the south side. The second story porch originally had the same screen configuration, however it was later enclosed further by creating real walls approximately 2' high sided with the same wood lap siding as the rest of the house. The window openings are two sets of three casement windows having eight lights each. The original built-in gutter used to remove water from the porch remains. The windows on the south side are all double-hung; there is a single window, a paired window, and a triple window. There is also one small casement window on the second floor. There are five basement windows, two are two-light hopper windows and three are two-over-two double-hung.

The above-described back porches continue around the west side. The second story porch has two sets of paired casements windows having eight lights each. The built-in gutter continues around this side and ends where the original porch did. The first floor porch has two pairs of floor-to-ceiling screens which are on either side of a wooden screen door. The door is accessed by two steps and is enclosed by an Arts & Crafts-detailed pergola. A set of concrete stairs runs down the side of the house to a wooden basement door. The second-story has a small pair of single-light casement windows and it has a projection with a pair of ten-light floor-to-ceiling windows. There are Arts & Crafts brackets underneath this projection. Finally, the west side has a two-story room addition. There is a door on the south side of the addition, which is accessed by two concrete steps. The wood door has a wood screen door and has an iron pipe handrail. The second story of this projection is another enclosed porch, most likely used as a sleeping porch, having a series of two windows on the south side, four windows on the west side, two windows on the north side, and two windows on the east side. These screened-in windows also have storms and all have the appearance of one-over-one sash.

The north side has a projection with a pair of ten-light floor-to-ceiling windows on the second story. There is a 6" projection between floors to accommodate the interior staircase landing. Below the projection is an exterior wood door.

The Logan House is located on the northwest corner of North 22<sup>nd</sup> and Moss Streets. The house just to the north at 1912 North 22<sup>nd</sup> St. was also built by John S. Logan, Jr. in 1901 for his family. The house was sold after 1906 North 22<sup>nd</sup> St. was constructed in 1908 and it still remains. No structures were ever built on the lot to the south of 1906 North 22<sup>nd</sup> St. and it remains part of the property. The house sits high up on a hill that overlooks North 22<sup>nd</sup> Street. It has a massive limestone retaining wall on the south edge of the property. The east side of the property has a sharp sloping hill covered in vegetation. The

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property is accessed by a massive poured concrete staircase with switchbacks. The staircase has massive poured concrete pillars at each corner with planters built in on the tops. The handrails are iron pipe. They are in the Arts & Crafts style. The west side of the property is accessed by an alley. The garage is located on the west side.

The Logan House has a 100' front yard setback and a 106' side yard setback with a grassy yard on the very front and south sides. Huggins Road was a 14' wide dirt road that ran through the property, the path of which remains today covered by grass. The road enters the property from Moss Street, about 150' uphill from the corner of 22<sup>nd</sup> Street and turns east and follows around the top of the hill and then it turns north and runs parallel with 22<sup>nd</sup> Street to about Marion Street. The middle of Huggins Road is about 45' from the front of the house. There are trees planted along both sides of the road and continue around to border the property on the south, east, and part of the west sides. Sidewalks 4'-wide run along the east side beside a 10'-wide parkway to the corner then turn west and run about 10' along the south side. Trees are also planted in the parkway. The remaining portion of the south side is a 10'-wide flat grassy path alongside a stone retaining wall, which runs the length of the south border and includes the entrance to Huggins Road. The alley, along with a wire fence, edges the west border and a wire fence runs alongside the north border.

The outbuilding, originally used as a pony barn and later converted into a garage, is located directly west of the property. It is accessed off the alley on the west side with a single overhead five-panel wood door, having a row of windows on the second row from the top. It appears that this opening was modified to accommodate an overhead door for the garage conversion. It has no windows on the north and south sides. The east side has three bays, with a pair of four light casement windows flanking each side of a single wood door with glass window in the center. The window and door surrounds are the same as the window and door surrounds on the house. The door is accessed by three concrete steps and a plain iron handrail. The roof is hipped with exposed rafter ends projecting from the eaves as is common in the Arts & Crafts style. The entire building is sheathed in asbestos siding and rests on a hard-pressed brick foundation.

### INTERIOR:

The Logan house is two stories and remains a largely unaltered single-family home. The house is accessed by its main, but largely inaccessible, entry on the east side. The basic floor plan from front to back includes the entrance, a vestibule, and hallway. A small receiving room is to the immediate right of the hallway, and to the left is a large parlor, running the entire length of the south side of the house. Through the parlor, one can exit the house through a door to the enclosed porch, enter into the dining room, or enter into a back hall, off which is a bathroom, another door to the enclosed porch, and access to the kitchen. Continuing down the hall from the front door, to the right is the staircase and landing to go upstairs; past the staircase is a small door through which one accesses a small hall to either go outside or down stairs to the basement. Past this door is the entrance into the dining room where the hallway ends. Through the dining room is a swinging door which enters into the kitchen. Off the kitchen is the maid's room which was added ca. 1925.

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Upstairs, there are four bedrooms all off the center hall. Two of the bedrooms each have a full bath, while two of the bedrooms share one full bath. There is a study towards the back of the house, which was once an open-air sleeping porch. Access to the attic is in this room. The east bedroom has a dressing room with built-in closets and cabinets. The west bedroom has an enclosed sleeping porch accessible through French doors off it which was added ca. 1925. There are several early bathroom fixtures which are still in use.

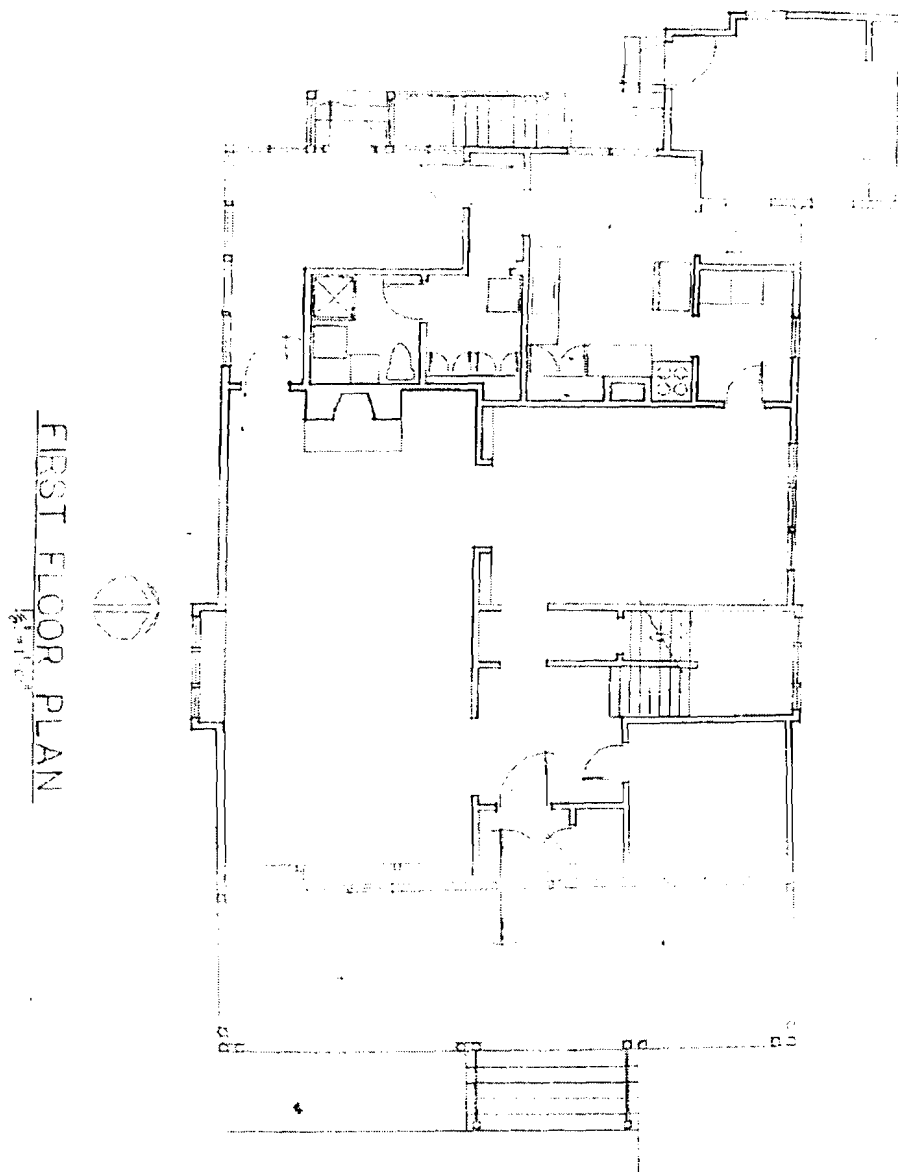
The vast majority of original materials remain in the house, including hardwood floors throughout, simple pine woodwork, wood windows in various above-described configurations, coffered ceilings in both the parlor and the dining room, four-paneled doors on the first floor and five-paneled doors on the second floor, several early light fixtures, built-in book cases in the parlor with leaded glass fronts, built-in china cabinets with leaded glass fronts in the dining room, original brass hardware, push-button abalone switch plates, and wall panels in the parlor, dining room, and receiving room. The panels in the parlor are about 18" tall, located just below the ceiling, and are currently painted. The panels in the dining room are floor-to-ceiling and are covered in sepia-tone French hunting tapestries. The panels in the receiving room are about four feet tall from the floor and have hand-painted paper inserts. There is one fireplace located in the parlor and one fireplace in the basement. The parlor fireplace is built of dark brick and has a simple wood mantel.



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Buchanan County, Missouri



WILLIAM  
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106 South 7th Street  
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& ENGINEERING

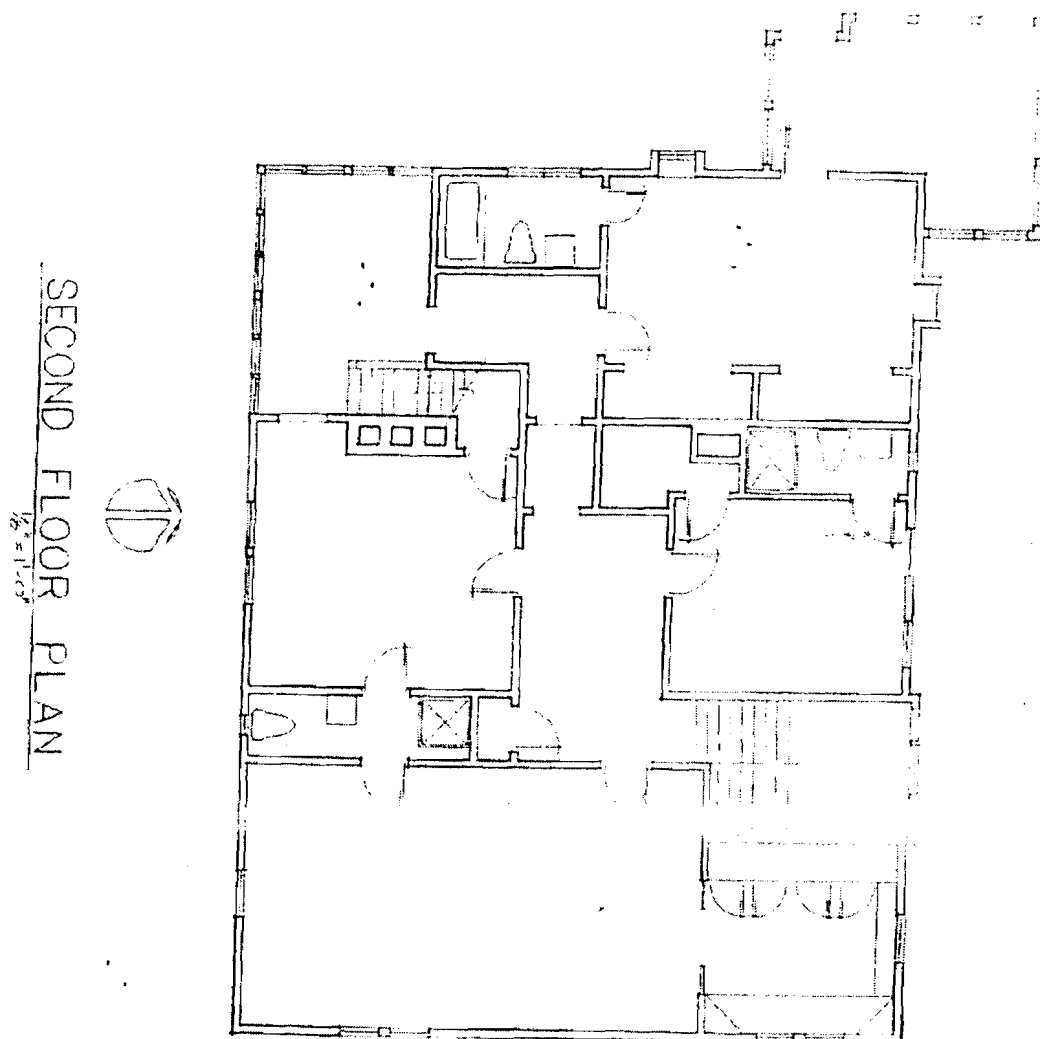
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Figure 1

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# National Register of Historic Places Continuation Sheet

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Buchanan County, Missouri



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Figure 2

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## National Register of Historic Places Continuation Sheet

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Buchanan County, Missouri

### Statement of Significance

#### SUMMARY:

The John Sublett Jr. and Caroline Ashton Logan House (hereinafter the "Logan House") at 1906 North 22<sup>nd</sup> St. is locally significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT, and Criterion C in the area of ARCHITECTURE. (See Multiple-Property Listing (MPS) "Historic Resources of St. Joseph, Buchanan County, Missouri, under the historic context: Suburban Growth in St. Joseph, 1900-29) Having achieved success in his real estate business, Mr. Logan was able to build a home which well reflected his position in St. Joseph society during the first part of the twentieth century. The Logan House is an example of the Property Type: Popular Style House in St. Joseph as described in the Multiple Property Listing. This building is a good example of an eclectic style with Prairie School influence and Arts & Crafts detailing in St. Joseph. The period of significance runs from its construction in 1908 through 1925 when the last alteration was made to the building. However, the house continues to have local significance past 1925 as the Logan family still retains ownership. The Logan family continues to contribute to St. Joseph's community through their established foundations, as discussed below. The Logan House retains strong integrity of association, location, design, and materials.

#### ELABORATION:

The Logan House is significant under Criterion A in the area of COMMUNITY PLANNING AND DEVELOPMENT and Criterion C in the area of ARCHITECTURE, as it is associated with the development of St. Joseph during the early part of the twentieth century. It represents a nation-wide trend towards simpler housing and it reflects the downturn of St. Joseph's economy after the decline of the wholesaling industry. The location and style of the Logan House is representative of the concept of community planning, as the streetcar influenced the location of residential districts and these neighborhoods followed the planning of street car lines and then primary traffic routes of the city.

#### COMMUNITY PLANNING AND DEVELOPMENT

John Sublett Logan, Jr. was the son of prominent St. Joseph citizen, Dr. John Sublett Logan. Dr. Logan was born in 1836 in Shelbyville, Kentucky to Thomas Logan and Frances Sublett. Thomas Logan died when John was three years old and his sister, Mary Logan was a year and a half. Frances Sublett Logan then married banker James Lawrence O'Neill who saw to John's upbringing and education. John graduated from the Kentucky School of Medicine with his M.D. in 1859. During that time, his step-father had moved the family from Shelbyville, Kentucky to St. Joseph, Missouri, where he had taken a job as an officer of the Buchanan Life and General Insurance Company. Shortly thereafter, the Civil War began and Dr. John Logan became a contract surgeon in the United States Army Hospital in Louisville, KY. While working in Louisville, Dr. Logan met and then married Emma Puryear Cotton on November 20, 1862. After the war ended, Dr. Logan moved his young family to St. Joseph, MO where he took up farming. Dr. Logan and Emma Cotton had six sons: Charles Cotton Logan, Thomas Trabue Logan, John Sublett Logan, Jr., Frank Puryear Logan, Lewis Sublett Logan, and Milton Tootle Logan. His third son, John Sublett Logan, Jr. was born on November 1, 1869, while the family was living at 605 Hall St. in St. Joseph. Dr. Logan made the final family home at 408 North 11<sup>th</sup> St. in St. Joseph. This house had been

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## National Register of Historic Places Continuation Sheet

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called home by two other prominent St. Joseph citizens: William M. Wyeth, founder of Wyeth Hardware, who built the home in 1864 and by Adam N. Schuster, who lived there from 1870 until his grand mansion at 703 Hall St. was completed in 1881.

Dr. Logan never practiced medicine after the Civil War. After years of farming, he settled into a career of investment, which he continued until his death in 1909. Some of Dr. Logan's investments included real estate dealings in both Missouri and Texas. These include Logan's Addition in downtown St. Joseph, which encompasses the quarter-block of 7<sup>th</sup> and Francis Streets, among other areas in town; several thousand acres in Southern Missouri; and several thousand acres in Texas that were rich with coal. He was a founding member of the Benton Club, a local real estate investment and businessmen's club incorporated on June 8, 1887, which still operates today. He would pass his interest in real estate dealings to his son, John, Jr.

As noted above, John Sublett Logan, Jr. was born on November 1, 1869 in St. Joseph, MO. He attended Webster School, Christian Brothers College, and Central High School, all in St. Joseph and took his first job in the retail business with Townsend & Wyatt's Dry Goods Company. He did not care much for retail and soon left for employment with the Phoenix Brick Company, owned by Fred P. Halsey, who exposed him further to real estate dealings. Phoenix Brick Company had offices in the Ballinger Building in downtown St. Joseph and their brickyards were on King Hill Avenue in South St. Joseph.

John left Phoenix Brick to begin his own career in real estate at age twenty-six. Mr. Halsey no doubt made his transition from company worker to real estate speculator a smooth one as he sold John a plot of land in South St. Joseph. John platted Halsey's Addition, his first residential neighborhood himself on September 13, 1898. The addition consisted of four blocks divided into forty-nine lots. In 1899, a viaduct was built over railroad tracks to connect South Sixth Street and King Hill Avenue, thus connecting downtown St. Joseph to the stockyards. The streetcar system, one of the first in the nation established in 1866, enabled people to move further out from town, thus changing the growth patterns of the city. The line ran south down King Hill Avenue to Illinois Avenue, near the stockyards and looped back north. Halsey's Addition was approximately five blocks east of the line and proved to be a wise investment as the neighborhood grew steadily. Logan built two spec houses in the neighborhood, one at 5303 Sawyer in 1900 and the other at 5334 Halsey in 1905, both of which are still standing.

John Logan married Caroline Ashton Sheridan on November 20, 1899. Caroline, who went by Carrie, was the daughter of John J. Sheridan, owner of Sheridan-Clayton Paper Company, and Louisa Morgan Ashton, both from prominent families who came to St. Joseph in 1848 and 1855, respectively. Their first child, a son whom they named after their families – Sheridan Logan, was born December 9, 1900.

Shortly after Sheridan's birth, his parents platted the Arthur Addition in South St. Joseph along with John and Louisa Sheridan. The addition runs from Alabama south to Cliff along Lake Avenue. It consists of ten blocks and 127 lots. This addition was located just south of the city limits at the time. The location, although very near the most southern point of the city, was just two miles east of popular Lake Contrary amusement park. In the latter part of 1899, construction continued the King Hill streetcar line down to

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Lake Contrary. The Logan's and Sheridan's filed the Arthur Addition plat on December 22, 1900; just one year after the area was connected by streetcar. The neighborhood is mostly one-story smaller homes, built for workers in South St. Joseph. The area was annexed by the City in 1909. The Sheridan-Logan Investment Company built one spec house at 824 West Valley in 1910 and it remains today. Although there was close proximity to the streetcar lines, the neighborhood was slow to grow, and did so beginning in the early teens through the 1970's.

Near the end of 1900, John Logan was offered first choice of lots that would later be platted as Huggins Terrace by his father's cousins, Lewis and William Huggins, both of whom were considered successful capitalists. Huggins Terrace is on the west side of North 22<sup>nd</sup> Street between Moss and Marion. North 22<sup>nd</sup> Street was first graded in about 1896 and was a dirt road known as Corby Boulevard. In 1887, plans had been unveiled by the Union Street Railway Company to build a line that would run to the newly platted Highland Park subdivision, which was located just across 22<sup>nd</sup> Street from Huggins Terrace. Although, that line was never built, the People's Railway Company/St. Joseph Light & Power Company did build a line which ran up 22<sup>nd</sup> Street from Frederick Avenue in 1889. This line was in conjunction with the company's plan to build a park at Highland Park which would be at the northern terminus of the line. This line provided transportation to downtown St. Joseph to the residents of the area. William Bettis, the conductor of the 22<sup>nd</sup> Street streetcar, had a house at 2201 Goff, near the end of the line. At night he parked the trolley out front and started it again in the morning. A map of the streetcar line shows the terminus of the 22<sup>nd</sup> Street streetcar line ending at Goff.

Although Highland Park was platted in 1887 and had a streetcar line by 1889, the area was slow to grow. By 1909, when discussions of planning parks and a parkway system began, the route connecting all parks ran through parts of Corby Grove and the Highland Park neighborhood. Legal disputes over the price of the land delayed the parkway system from being built until 1925. Eventually both the streetcar line and the parkway system helped to develop the remaining tracts of land, including those at Huggins Terrace.

Huggins Terrace was an attractive piece of land that was originally a cow pasture. Although Huggins Terrace wasn't officially platted until August 18, 1908, (the filers of the plat included William Huggins, S.A. Jones, and Mr. and Mrs. R.M. Bachellor), the property was divided into 14 lots around 1900. John purchased lots one, two, and three and built 1912 North 22<sup>nd</sup> St. on lot three shortly thereafter – the first house in Huggins Terrace. The family moved in on September 6, 1901, the day President McKinley was shot. Soon after, two more children were born to John and Carrie, Thomas Ashton Logan on July 1, 1903 and Mary Louise Logan on January 22, 1907.

According to city building permits, the Huggins brothers and Logan built a spec house at 1914 North 22<sup>nd</sup> in 1905 on lot four. The rest of the addition developed slowly over the next twenty years. Part of the slow development of the area was no doubt contributed to the planning of the parks and parkway system. Controversy over the sale of a portion of Corby Grove for the parkway system, located across the street from Huggins Terrace, caused many delays and surely contributed to the skepticism of building in the area until the sale of the land was finalized and the land was developed into the parkway system.

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House

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The family would only live at 1912 North 22<sup>nd</sup> St. for a few years. In 1907, an admirer of the house (and eventually one of the filers of the Huggins Terrace plat), Mr. R.M. Bachellor, offered to buy it, allowing time for the family to construct a new home on lot two – 1906 North 22<sup>nd</sup> St. His wife thought it would be a wonderful place to grow her flowers. Building Permit #4926 was issued to John S. Logan on April 14, 1908. John S. Logan Jr. is first listed as living at 1906 North 22<sup>nd</sup> St. in the 1909 St. Joseph City Directory. Soon after moving in, Carrie gave birth to daughter Emma Caroline on April 21, 1909, however, Emma was a “blue baby” and died within a few days. July 27, 1910 brought the birth of their third son, John Sublett Logan, III, whose nickname was “My” Logan (i.e., my book, my teddy bear, my hat...). He contracted spinal meningitis which was thought to have been due to his picking up a dead mouse & waving it about, and died on January 29, 1917. His death was a great blow to the family and Carrie cried every time his name was mentioned until her death in 1941. John and Carrie’s last child, John Byrne Logan, was born on September 26, 1914.

The next neighborhood platted was done by John and Caroline Logan on March 5, 1902. It was called Brady’s Addition and is located just west of Robidoux’s Addition, north of Auguste and west of Water (now Prospect Ave.) near downtown St. Joseph. The land consisted of nine lots in part of a block originally owned by Amanda Corby. Logan built three spec duplexes, 1202-1204 Prospect, 1206-1208 Prospect, and 1210-1212 Prospect. Only 1210-1212 Prospect remains today. Interstate 229 now cuts through the addition. Four years after the area was platted, there was discussion of building an interurban rail that was to run between St. Joseph and Savannah, MO as Mr. F.J. Wheeler of Cincinnati, OH had announced plans to build an electric rail to Savannah. Within a week of his announcement, a group of local investors, including Dr. John S. Logan, incorporated their own company: the St. Joseph Belt & Interurban Railway Company. Their intention was to build an interurban through Savannah and continue north into Iowa. Their proposed route included a line that ran up Prospect Avenue, past Brady’s Addition. While the interurban rail was never built, by 1909 streetcars did run up Prospect Avenue, alongside Brady’s Addition. The area was developed fairly quickly as its location is in close proximity to downtown St. Joseph. The three spec houses Logan built were sold to homeowners and Logan financed their purchase.

Carrie’s father (Mr. Sheridan) retired from the presidency of the Sheridan-Clayton Paper Company in 1903 which enabled him to devote more time to John Logan and their real estate business. They formed the firm Sheridan & Logan, although they did not formally incorporate until May 20, 1910. Their purpose was to buy, sell, and deal in real estate, to hold, own, and improve real estate; to buy, sell, and deal in notes, stocks, bonds, and securities of all kinds and to hold the same, and to do a general investment business. Their offices were located at 610 Edmond and operated until John Sheridan’s death in 1917.

Sheridan Heights was their next neighborhood, platted by John & Caroline Logan and John & Louisa Sheridan on November 2, 1903. This seven-acre wooded area was divided into nine city lots and one thirteen-acre lot (lot 10) on which the Sheridans built their home ‘Hawthorne Hill’ in 1905. This area is

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located just across the street from the present-day Bode Ice Arena. The residential area was accessed by the South Park streetcar line which was constructed just north of the area on Commercial Street in 1889. At the time, Colonel J. M. Hall stated "The drift of the center of population is in that direction. The city is spreading out in that direction more rapidly than in any other. The new line will not only be of great benefit to a large section already well populated. It will bring a great deal of fine property into the market." (*Daily Gazette*, 28 June 1889) The couples built one spec home at 3105 South 24<sup>th</sup> in 1903 which still stands today.

During this time, John Sheridan joined with Thomas Ashton (Carrie Logan's grandfather) and Arthur Penfield to incorporate the Ashton Investment Company on March 10, 1904. This was not the first business dealing between Ashton and Sheridan as they both owned shares in the Sheridan-Clayton Paper Company (formerly Ashton-Sheridan Paper Company), which survives today as the Clayton Paper Company. The Ashton Investment Company was formed to buy, hold, own, improve, and sell real estate in Missouri; to negotiate loans and buy and sell negotiable securities, loan money on real and personal security and to prosecute any other lawful business for profit.

Orchard Hill was platted next by the couples on July 15, 1905. This was the first of four additions all in the same area – just east of Bartlett Park which was donated to the City of St. Joseph in 1909 by the Bartlett Brothers, who were also prominent St. Joseph land developers and lenders. The area was also just south of the terminus of the Wyatt Park streetcar line which was constructed in 1889 and ran from downtown, following Lafayette, to 33<sup>rd</sup>. The line eventually turned south down 33<sup>rd</sup> to Pacific. This area was also located south of the New Era Exposition Grounds. However, this neighborhood did not really take off until the early twenties. Orchard Hill consisted of two blocks containing a total of forty lots.

Orchard Hill was followed by Clinton Heights and was platted by the Sheridan's and Logan's on June 16, 1906. They also platted Fairmont Place on the same day. Both additions are just east of Bartlett Park and are roughly bounded by 33<sup>rd</sup> on the west, 35<sup>th</sup> on the east, Pacific to the south, and Mitchell to the north. The area was just south of the terminus of the Wyatt Park streetcar line as discussed above, which eventually terminated at 33<sup>rd</sup> and Pacific. Clinton Heights was six blocks with 144 lots and Fairmont Place had four blocks and seventy-six lots. Blair School was built at the corner of 34<sup>th</sup> and Renick in Fairmont Place in 1915 and served the surrounding neighborhood children; the building remains today. Also, a small commercial block developed at the corner of 33<sup>rd</sup> and Mitchell, spurred by the influx of residents seeking a quieter suburban life. This commercial development proved that the streetcars not only aided residential development, but contributed to the demand for amenities such as schools, churches, fire protection, grocery stores, and public houses. Homes in both additions began to be built in 1909, although construction slowed and came to a virtual standstill during the 1930's; it continued after World War II through the 1970's.

Forest Park was platted next by both couples on July 24, 1907. It bordered the city limits to the east and was located just south of Commercial, at the end of the South Park streetcar line, off of a public road

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(now 29<sup>th</sup> Street). Forest Park consists of twenty-seven lots. The first home was built in 1914; however, the remaining lots were slowly developed over the course of about one per decade.

The couples then set their sights back near the Wyatt Park streetcar line and platted Fairmont Addition on September 8, 1908, extending Fairmont Place three blocks south to Duncan and adding an additional seventy-one lots. The first homes were built here around 1910, but the area didn't get fully developed until the 1950's, when the bulk of the homes were built. Again, the projected growth of the area due to the popular streetcar line no doubt made this a choice investment.

The couples platted Krumm Gardens on May 14, 1909, a small subdivision consisting of thirteen lots. Krumm Gardens was originally owned by the Krumm Brothers who were local florists. Their greenhouses were located in the area where Krumm Gardens was platted. After their older brother died in 1907, the Logan's and the Sheridan's bought the land and platted it. Krumm Gardens is located just west of Bartlett Park, north of Commercial Street and the terminus of the South Park streetcar line, and near the couples' Forest Park development. Although the area has a wonderful remote feel to it and was yet connected to the city via streetcar, the area was slow to develop and saw construction last from the mid-teens through the 1980's.

One final investment company was formed - The Logan Investment Company, which was incorporated on January 30, 1909 after the death of Dr. John S. Logan on January 18, 1909. Members included: Charles Logan of Los Angeles, CA; Thomas Logan of St. Joseph; John Logan Jr. of St. Joseph; Frank Logan of Kansas City, MO; Louis Logan of Kansas City, MO; and Milton Logan of St. Joseph. Their purpose was to take over properties real and personal inherited from their father; to buy, sell and deal in real estate by the erection of houses and other improvements thereon; to lend money and negotiate loans upon real estate and other securities; to manage, care for, and rent real estate and to do a general investment business. Their offices were located at 408 North 11<sup>th</sup>, Dr. Logan's home.

One final plat was recorded by John & Caroline with Louis and William Huggins on July 23, 1919. It was called Jefferson Heights and consisted of two blocks and 24 lots.

John began to fall ill in 1922 although his business real estate dealings never slowed down. "Recognition of John Logan's pre-eminence in the real estate field came in the tender to him of a directorate in the Bartlett Trust Company, an honor he appreciated." (Old St. Jo) John died suddenly of a cerebral hemorrhage on March 17, 1925 after seeing son Sheridan off to college at Harvard University after an Easter vacation at home. The Logan House continued to be lived in by John's widow Carrie who then added an addition to their house until she died suddenly of a stroke brought on by high blood pressure on October 3, 1941. The house was then left to the children, each owning a quarter percentage of the property.

Between the period of 1896 and 1925, John S. Logan Jr. platted at least eleven subdivisions, bought over sixty parcels of land, sold more than 127 pieces of real estate, and financed many of the transactions.



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There is no doubt that John S. Logan, Jr. was a major contributor to the growth and development of St. Joseph in the early years of the Twentieth Century. He had an eye for buying tracts of land near the city limits; successfully speculating on the growth patterns of the city. His son Sheridan said of him in 2002, "My father invested in real estate. Often times he would go to the edge of the town and look at land that looked promising. He would purchase it and divide it into lots and sell the lots over time." Sheridan also said in his book, Old St. Jo., "John's real estate business was successful. He became an expert in the delicate timing necessary to purchase a block of land on the outskirts of the city, divide it into acre plots or lots, and then sell it to prospective homeowners with a contract calling for time payments. It became a sort of long-term credit banking business. He was an excellent judge of character, so that his contracts were usually paid out." In addition, he built several spec houses, many of which remain today. It is unfortunate due to John's untimely death that he did not live to see many of his platted neighborhoods bloom.

With his success, Logan provided well for his family. He was able to send each of his four living children to receive higher education, including three to Harvard and one to Yale. He also gave back to the community with the establishment of the John Sublett Logan Foundation, named in honor of his father, Dr. John Sublett Logan, to help those in the community. His generosity lives on today.

A major function of the John Sublett Logan foundation is to provide scholarships to students from the St. Joseph area seeking graduate degrees in business, law, accounting, or economics at institutions such as the University of Missouri and Westminster. The foundation also funds the John Sublett Logan Business Fellowship Program, which assists many Missouri Western State University students in their graduate studies of business, law, accounting, or economics. Aspirations, Inc., an extension of this program, was established in 1959 by Sheridan Logan and his brother Col. Thomas Logan in memory of their father, John Sublett Logan, Jr. The program is a student organization open to Missouri Western undergraduate students committed to pursuing business, law, accounting, or economics. Logan Hall, a residential hall at Missouri Western, is named in honor of the Logan family.

John and Carrie's first son, Sheridan Logan graduated from Central High School in St. Joseph as Valedictorian of the Class of 1918. He then attended a year at Andover Prep School where he graduated with the highest marks of the Class of 1919. He then attended college at Harvard where he was the manager of the Harvard Crew team and obtained a degree in Economics in 1923. Within days of graduation, Sheridan began his new career at the First National Bank in New York City. Sheridan was employed by George F. Baker, who founded the bank in 1863, and was one of the wealthiest men in America in his day. Mr. Baker died in 1931 and his only son followed him in death in 1937. Sheridan was appointed to keep the trust fund left for the son's surviving children, a job he maintained for twenty-five more years. George F. Baker, IV is still a family friend. Sheridan was employed with First National Bank for a total of forty-three years. Upon retiring in 1965, he moved back to St. Joseph to live at 1906 North 22<sup>nd</sup> St., where he would live until his death in 2003. He proceeded to write two books. The first book was about George Baker and was entitled George F. Baker and His Bank. He then wrote a book

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about St. Joseph, including the city's history and the stories of many of the prominent families who helped build and shape the city, and called it Old Saint Jo: Gateway to the West, 1799-1932.

Sheridan Logan continued in his retirement to be involved with preserving St. Joseph's history for future generations. In addition to writing his book, he helped with the restoration of Robidoux Row; made numerous talks about St. Joseph history at the Patee House, and visited several schools to tell the children about St. Joseph's colorful history. He was also a founding member of the St. Joseph Landmark Commission. Sheridan loved boat rides on the Missouri River, and taught his niece, Lisa Caroline Logan Armbruster, how to tie a bo'sun's hat – in the style of Mark Twain.

Sheridan's younger brother, Thomas Ashton Logan graduated from Yale in 1926 and from Harvard Graduate School in 1935. He was a Colonel in the Illinois National Guard and served as an aviator in World War II. He lived in Italy and Algiers and helped plan an invasion of North Africa and was awarded the Legion of Merit for his work. He was employed by Automatic Electronics Co., which later became General Telephone and Electronics Company. His work led him around the world, including stays in Manila, Hong Kong, and Taipei. Thomas returned to St. Joseph upon his retirement in 1968 and lived with Sheridan at 1906 North 22<sup>nd</sup> St until his death on March 13, 1991. He refused to attend church in his retirement years, based upon his supposed conversion to Buddhism while in the Far East.

Their youngest brother, John Byrne Logan graduated from the University of Missouri in 1936 and attended graduate school at Harvard Business School, obtaining his degree in 1938. He worked briefly for Dow Chemical Company in St. Louis after an unsuccessful try at Medical School. He was also called to active duty as an aviator in World War II. Colonel John B. Logan completed an astounding 35 missions without taking a hit before he was relieved of active duty. He flew a B-17 Flying Fortress – "Son of a Blitz." Upon his return to St. Joseph, he established with the help of local resident Conger Beasley the Air National Guard in St. Joseph in 1946, one of the first federally recognized Air National Guard units in the nation. The unit was called the 180<sup>th</sup> Light Bombardment Squadron, and was equipped with B-26 bombers. It was located at Rosecrans Memorial Airport after the Army left it at the end of World War II. Their first mission was to replace NATO units in Bordeaux, France after those units were sent to Korea in 1951. Now called the 139<sup>th</sup> Airlift Wing, the guard is still active in current U.S. and overseas missions. John Byrne Logan was married at the Logan House on August 4, 1951. He and his wife Merriam had one daughter, Lisa Caroline Logan. Byrne Logan died in 1985.

Byrne Logan and his wife signed over their undivided interest in 1906 North 22<sup>nd</sup> to Sheridan Logan on December 31, 1957. After her death, Mary Louise Logan's trust quit claimed her interest in the property to Byrne, Thomas, and Sheridan on December 14, 1978. After Byrne's death, Sheridan and Thomas purchased his remaining interest in the property from his estate on March 25, 1987. Then, shortly before Thomas's death, he stated in his will dated February 22, 1991, that he leaves Sheridan Logan the house and all tangible personal property. Sheridan officially acquired Thomas's share on August 17, 1992. Sheridan finally conveyed to his trust the property in its entirety on May 30, 1995. Sheridan continued to live at 1906 North 22<sup>nd</sup> St. until his death at age 102 on November 5, 2003 –just over one month shy of

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his 103<sup>rd</sup> birthday. Sheridan left the property to his niece Lisa Caroline Logan Armbruster upon his death.

### ARCHITECTURE

The Logan House is significant under Criterion C in the area of ARCHITECTURE as an example of the Property Type: Popular Style House in St. Joseph as described in the Multiple Property Listing. This building is an example of an eclectic style house with Prairie School influence and Arts & Crafts detailing in St. Joseph. According to Sheridan Logan, the Logan House was designed by his mother Carrie with the architectural assistance of E. Gray Powell.

American women in 1908 were more involved in the design of the way Americans lived in their homes. Women were becoming more concerned with family life in their home and less concerned about formal appearances. American homes became easier to live in by incorporating more closet and storage space, more open floor plans, and the décor was simpler and easier to care for than in the Victorian and Edwardian eras. This demand for an open floor plan was a stark contrast to the Victorian idea of strict separation of public and private spaces within the home. Advances in heating, sanitation, and illumination made houses change the use of space. Floor plans were redesigned to accommodate more bathrooms and closets, thus changing the overall footprint of houses. Prairie School and Arts & Crafts styles came into being because of the demands for the new ways of living. The Arts & Crafts movement was more than just an architectural style, it was a new way of thinking by living more simply and reconnecting with nature. This led to a desire for suburban life and bigger lots with natural gardens, as opposed to the smaller lots and formal gardens of the Victorian Era.

In the 2002 Interview with Sheridan, he discusses his mother's efforts to add amenities she did not have at 1912 North 22<sup>nd</sup>, including a large parlor for entertaining. "Mother had sketched out all her plans and had always wanted a big room. She liked people and really enjoyed entertaining. And in the first house she had the large room all across the front, but here she put the grand room all along the side." According to her granddaughter, Lisa Caroline Logan Armbruster, "Carrie was known for her lavish annual Christmas parties, the centerpiece of which was her homemade spiked eggnog. The open house went on for several hours on Christmas Day, with people arriving at the back door, and leaving out the front door. This included people of all ages (including college friends of her kids) and sometimes there were 200 people there." Sheridan explained the small room to the right of the entry, "When mother was growing up, they lived in a small house with not much room. When Mother began to date and had visitors, there was no place where they could sit down away from the family." Lisa Caroline Logan Armbruster added "So, the "tea" room was designed with her daughter, Mary Louise, in mind, who was still a baby then." Her taste in design no doubt was influenced by the many designs of the various family homes in St. Joseph as well as the rich surrounding architecture of the City. It therefore makes sense that this house is uniquely its own design, almost folksy, as old elements meshed with new ones. There is not another house in St. Joseph like it.

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The details that relate to simple forms of the Prairie School and Arts & Crafts styles include: a low-pitched hipped roof with wide over-hanging eaves, an off-set front gable, its eaves, cornice, and façade emphasize horizontal lines; it has massive brick pier porch supports, and it has contrasting wall materials emphasizing the upper part of the upper story. Other styles are also represented in the Logan Home.

The use of shingles, full-width front porch, and asymmetrical façade are elements of the Shingle/Queen Anne style. The brackets supporting the hood over the entrance to the front porch have Italianate detail. According to Lisa Caroline Logan Armbruster, the wrought iron balustrade and fence was purchased by Carrie Logan from the Old Post Office when it was demolished. The wrought iron replaced a wooden rail. The double tapered columns are Colonial Revival-inspired. The decorative blocks found on the porch and front gable are Arts & Crafts in design. Typical of Twentieth-Century popular style houses, the Logan House has a triple window projection that provides a long window seat inside. It was popular to combine a variety of styles at the time.

It must be noted that according to Sheridan Logan, originally the house was not painted white, instead the shingles and the lap siding was stained cypress wood and the trim was painted cream. Evidence of the original paint scheme still exists in the enclosed study on the second floor. This original paint scheme no doubt played up the Arts & Crafts influence. The house was painted white around 1925, after Sheridan had moved to the East coast and became enamored with white-painted houses and convinced his mother of the same. Sheridan went on to say,

“My mother was anxious to improve the house all along, where my father was anxious to save money for our education. So there was always a terrible struggle with my father trying to save and my mother trying to spend. I guess it's normal. When my father died in 1925 of a stroke, he left all the children some trust money and my mother got the house and some money and there was her opportunity. She no longer had any restrictions on her and she went to work and spent a lot of money on the house and built an addition and a sleeping porch and fixed up the dining room. She had the dining room paneled with tapestry.

The tapestry arrived this way. My father's youngest brother, Milton T. Logan, made a trip to Paris in 1912 and came back with various things that he picked up and one of the things that he picked up was the tapestry tiers that he thought would go in these rooms. My mother had the idea that the tapestry would fill in the wall. It made quite an impression.”

The *St. Joseph Gazette* best sums up the feeling of the Logan House in an article dated July 8, 1928: “The home of Mrs. John S. Logan, 1906 North Twenty-Second Street, bespeaks of comfort at the outset. It is not one of the newer residences in St. Joseph, rather it is a home in every sense of the word; a home in which a family has been reared, where death has entered, where babies have been born, where exquisite parties have been given, where young people have frolicked, where older persons have loitered

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loving its spaciousness and its wealth of hospitality.” Without a doubt, the Logan family continued to enjoy social prominence in St. Joseph even after John Logan’s death as indicated by such an in-depth article written twenty years after the Logan House was constructed.

The Logan House has retained its integrity of location, design, setting, materials, workmanship, feeling, and association, thereby fulfilling the registration requirements as listed in the Multiple Property Listing.

### ARCHITECT:

As noted above, the Logan House was designed by Caroline “Carrie” Ashton Sheridan Logan. The Logan’s then hired architect Edmund Gray Powell, son of prominent architect W. Angelo Powell, to ensure the design would work structurally and architecturally. Gray Powell worked with his father briefly, before setting out on his own. He worked with several firms in St. Joseph, including E.J. Eckel, serving brief tenures, while also establishing his own firm. He was employed by the City of Saint Joseph for two years as the superintendent of buildings and building inspector. While he designed several buildings in St. Joseph, the only residence known to have his influence is the Logan House at 1906 North 22<sup>nd</sup> St. His career in St. Joseph lasted nearly twenty-five years before he died in 1929.

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### Verbal Boundary Description

The nominated property occupies all of Lots one (1) and two (2) in Huggins Terrace, an addition to the City of St. Joseph, Buchanan County, Missouri.

### Boundary Justification

The Boundary includes all of the city lots which retain their original property lines and have been historically associated with the nominated property.

### Photographs

The following information is the same for all photographs:

Logan, John Sublett Jr., and Caroline Ashton, House

1906 North 22<sup>nd</sup> St., St. Joseph

Buchanan County, MO

Photographer: Penelope Kress

Photos 1-5, July 2006

Digital images on file with Penelope Kress, 120 South 15<sup>th</sup> St., Saint Joseph, MO 64501

### List of Photographs

See Figure One for indication of camera angles.

1. Facade, east elevation
2. South elevation
3. West elevation
4. Parlor, looking east
5. Outbuilding, east elevation















