Jefferson City Local Historic District Application

Criteria for Nomination of a Historic District:

Include a narrative with the application that provides responses to each of the following review criteria:

How does the area qualify for designation as a Historic District with respect to:

1. Its character, interest, or value as part of the development, heritage or cultural characteristics of the community, county, state or nation. (A more complete history is attached as an addendum, for those who want more detail, including sources referenced. The Executive Summary captures the main topics of historical interest.)

Executive Summary of Area History

The Jefferson City neighborhood that includes the 600 block of E. McCarty St., the 400 and the west side of the 500 block of Lafayette St. and all of School St. is one that represents a part of our community's history from the post-Civil War era through the 1960s. This small neighborhood is located in the section of town where African-Americans were allowed to live prior to passage of the Fair Housing Act of 1968, when segregated housing was the norm.[1] This neighborhood retains integrity of location, design, setting, materials, workmanship, feeling, and association with this time period and meets Criteria A for listing on the National Register of Historic Places (National Register): historic resources that are associated with events that have made a significant contribution to the broad patterns of our history.

Most of the other dwellings that housed African-American families in that era have been demolished, to clear the way for the Whitton Expressway (Highway 50), during Urban Renewal efforts, for construction of city facilities, or with use of Community Development Block Grant (CDBG) funds to clear deteriorated structures prior to construction of housing by Habitat for Humanity. Of the remaining structures from this era in our history, the School Street Historic District (SSHD) is the most intact, showing how close these neighbors were to each other and best representing the community's African-American history.

The School Street Historic District is eligible for listing as a Local Historic District or on the National Register of Historic Places due to the following:

- Residents of this neighborhood depended on the commercial area known as the Foot, which was located nearby, centered on the 600 block of Lafayette. African-American owned businesses in the Foot served and depended on support from African-Americans who resided nearby. As they were not welcomed in many of the downtown businesses, African-Americans relied on services received from the Foot. During urban renewal in

[11] Throughout this document, the term "African-Americans" is often used to refer to people of color. In the different time periods discussed in this application, that term would not have been used, as it is of more recent vintage. The term "black" is also used, in this is a term found in much of the research for this report, and is not meant as a negative term. The term "negro" appears in a graphic from a 1930s publication, but is not used elsewhere.

the 1960s, the Foot was demolished, leaving the SSHD as the best preserved area reflecting this period in Jefferson City's history.

- Dr. W.A. Ross, who lived at 500 Lafayette St., marched with Dr. Martin Luther King in the historic march from Selma to Montgomery in 1962. Dr. Ross practiced medicine from his office in this house for 53 years, and held hospital privileges at Charles E. Still Osteopathic Hospital (now Capitol Region Hospital).[2] Dr. Ross also served as the Director of Health Services at LU from 1960 to 1982 and served as President of the local NAACP chapter for 35 years. Dr. Ross passed away in 2007.[3]
- During segregation, several professors from Lincoln University (LU) lived in this area, with several of them being pioneers for African-Americans in their field. The stately four-square houses on the east side of the 400 block of Lafayette were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons, Lorenzo Greene, Sterling Brown, A.T. Busby, Dr. A.S. Pride and others.[4]
- Dr. James Seeney was the first African-American to hold a Doctorate in Education from the University of Missouri. Dr. Seeney was the long-time principal of the Lincoln University Laboratory School, and head of the LU Department of Education.[5] The Seeney family boasts a total of 20 teachers, including Dr. Seeney's daughter, who was the first African-American teacher at St. Peter's School, and his daughter-in-law, who established the first kindergarten in the St. Elizabeth Schools and was its first full-day teacher.[6]
- The first African-American graduate of the Jefferson City Public School System lived at 411 Lafayette St., Cecil Blue's daughter Barbara (nickname: Bobsie). Barbara graduated in 1955.[7]
- Leland G. Smith, who lived at 620 School St., is remembered for his contributions to Jefferson City schools over his 25 year career, as the top award in Jefferson City's Little Olympics competition was named in his honor. Mr. Smith graduated from Lincoln University with a B.A. and a Master of Arts from the University of Witchita, KS. Leland served as principal of Washington School from 1945 to its closure in 1956, when the public schools were integrated. He then worked for the Jefferson City Public Schools, serving as assistant to the Jefferson City School Board until shortly before his death in 1971. Mr. Smith served as the President of the Missouri State Teachers Association. [Carlos Graham's daughter recently won the Leland Smith award in the Little Olympics.]


Leland G. Smith

- Dr. A.S. Pride (Armistead Pride), dean of the Journalism Department at Lincoln University, was nationally known in the field of journalism. Dr. Pride lived at 408 Lafayette St. In 1959, he shared his home with Eugene Harmes, an LU professor and

[2] The Sunday News and Tribune, June 14, 1964, pg. 32.
[3] Findagrave.com/cgi-bin/fg.cgi?page+gr&Grid+65633363, accessed 8/25/17.
[4] "Yesterday & Today," Carolyn Bening, Aug. 2017 p. 4.
[5] Dr. Gary Kremer, "Missouri's Black Historic Sites."
[6] Interview by the author with Kenny Seeney, 9/27/17.
[7] Interview with Kenny Seeney, 9/27/17; Jefferson City High School yearbook, courtesy Carolyn McDowell.


Dr. A. S. Pride

M.S. Lusk, an administrative clerk at Lincoln. He taught at the University of Cairo[8] in Egypt and Italy under a Fulbright program in 1956, and sponsored ten students who traveled to Italy with him, living with local families to learn about their culture. During the 1969-1970 school year, Dr. Pride served as visiting professor in communications at Temple University. Dr. Pride held an A.B. degree from Michigan, an A.M. from Chicago and an M.S.J. and PhD. from Northwestern. Dr. Pride began teaching at LU in 1937. Previously, he worked as city editor for the Lamar (CO) Daily News and as a correspondent for the Denver, CO office of the Associated Press. He wrote a weekly column for the St. Louis Argus and Louisville (KY) Defender. Dr. Pride served as vice-president of the American Society of Journalism School Administrators, editor of their yearbook and chairman of its International Relations Committee. Dr. Pride was fluent in Italian, offering classes in the language at LU in the early 1960s.

- Dr. Cecil Blue, a professor of English at LU, is remembered today as one of the "Color Boys" – Dr. Blue and Dr. Green – that Dr. Gary Kremer has written about. Their Craftsman style bungalow was demolished to make way for the new Lafayette St. interchange with Highway 50. But Dr. Blue's home was at 411 Lafayette St., where he lived from 1946,[9] presumably into the 1980s.[10] Dr. Blue was educated at Harvard, taught English at LU from 1928 until his retirement in 1973, and served as President of the Missouri conference of the American Association of University Professors in 1969-1971.[11]
- Dr. Lorenzo Greene was a member of the LU faculty from 1933 to his retirement in 1972. He was described as "one of Missouri's foremost leaders in developing equal rights for blacks."[12] Dr. Green served as acting head of the History and Government Department for LU at the end of his long career, and was selected as a representative of the National Association of the Study of Negro Life and History on the American Revolution Bicentennial Commission's Heritage 76 Committee. In 1971, Dr. Green received an honorary degree from the University of Missouri. (Another recipient that same year was R. Marlin Perkins, the well-known former director of the St. Louis Zoo.)


Dr. Lorenzo Greene

- Professors Arthur and Marcia Hammons lived at 409 Lafayette St.. Arthur Hammons was a Professor of Agriculture and Marcia Canty Hammons was a Professor of Home Economics.
- The architecture exhibited in this neighborhood, while not high-style dwellings like those found on Capitol Avenue, represents housing typical of middle class families in this area

[8] News-Tribune, Aug. 12, 1956, pg. 1.
[9] Cole Co. Recorder's Office, Book 110, Page 226, 2/20/1946.
[10] "Missouri's Black Historic Sites: A View Over Time," Dr. Gary Kremer for the Missouri Department of Natural Resources. Accessed Sept. 20, 2017 at https://dnr.mo.gov/shpo/survey/SWAS017-R.pdf
[11] Daily Capitol News, March 19, 1970, pg. 10.
[12] Jefferson City Post-Tribune, April 18, 1972, pg. 2.

built from 1885 to 1920. A brief architectural description of each house is provided in this document.

This summary, and the extended history in the addendum, are not intended to be the full and complete history of the School Street Historic District. But the items included in the summary give the reader a sense of the history represented by the people who lived here, and the houses where they lived.

While LU represents an important part of our community's history, the stories of the African-Americans who lived in this area and built or supported African-American-owned businesses in the commercial area known as the Foot (demolished during Urban Renewal) also needs to be preserved. The other areas that remain from the African-American community are located on Lafayette St. and E. Dunklin St., Maple St., Jackson St. and Roland Street. The blocks adjacent to LU are already being purchased and houses demolished by the university. A number of houses on Maple and Jackson Streets were demolished and replaced during urban renewal by more modern houses during the 1960s. Roland St. was developed by the Jefferson City Housing Authority during and after urban renewal in the 1960s and 70s, as African-Americans could not buy lots and build houses elsewhere in the city. This leaves the subject neighborhood as the oldest and possibly the most likely to remain intact into the future.

The School St. Historic District, shown at far left in 1960, and at left in 2011 aerial photos. This neighborhood remains largely intact. One house on the west end of the 600 block of E. McCarty St. and at the end of School St. were demolished for construction of the greenway, and several houses removed for Quinn Chapel on Lafayette.

2. Its location as a site of a significant local, county, state or national event.

Discussion under the Detailed History of SSHD (attached) explains why African-American residents of Jefferson City came to be concentrated in the area where the proposed Historic District is located. To fully understand why the proposed Historic District is significant to Jefferson City's history, we must review what happened to the rest of the area where African-American residents lived prior to the 1960s.

Urban Renewal – Nationally

With the increase in popularity of the automobile, people began to live farther from work, resulting in ever-expanding growth of suburbs and semi-rural developments near urban areas. As inner cities were drained of residents, particularly after World War II, cities faced an increase in

deteriorating rental and vacant properties. The federal government's attempts to address issues related to poor quality housing and inner city deterioration have been controversial since they began in the 1940s, with passage of the 1949 Housing Act. Title I of this Act focused on "slum clearance." The 1954 Housing Act was supposed to shift the focus away from demolition and towards rehabilitation and preservation of housing. Other legislation dealt with problems related to relocation of those displaced by Title I programs. In the 1960s, less focus was given to quality housing stock, and more to development of healthy communities. Reorganization of the Housing and Home Finance Agency resulted in the Department of Housing and Urban Development, known as HUD, in 1965. The Fair Housing Act passed in 1968, further directing funding efforts.[13]

Helping to change these programs were critics such as Jane Jacobs, who decried destruction of historic neighborhoods and construction of modernist replacements. Her 1961 book The Death and Life of Great American Cities contained her arguments that "cities embodied organized complexity and that so-called 'disorderly' slums were better than the rationally planned spaces that displaced them, both economically and socially." Since then, concerns have been raised regarding political, social and legal implications including the impact of eminent domain on property rights, aesthetic concerns, incorporation of historic preservation in revitalization efforts, justice and equity – particularly that the burden of displacement created by urban renewal landed on poor and minority residents without consultation or compensation.

Urban Renewal – Jefferson City

Jefferson City has undergone a number of Urban Renewal initiatives. Quinn Chapel was relocated from E. Miller Street to Lafayette in 1955 due to early urban renewal efforts,[14] and relocated again recently for the Lafayette St. interchange. Another early project was a $13 million project in a 5-block area near the Missouri State Capitol. This project removed the buildings on the southeast corner of the Capitol block, including the Old Post Office and the Central Hotel, made room for the Senate parking garage near Lohman's Landing and removed buildings from three blocks north of First Baptist Church and opposite the Missouri Pacific train depot on State Street.[15] The next project involved a much larger area, including all of downtown from Missouri Boulevard on the west, Highway 50 on the south, Lafayette on the east and the Missouri River on the north. Numerous buildings were demolished for creation of parking lots or to allow new construction. The roundhouse by the railroad was demolished in this urban renewal project. The most recent urban renewal effort was located in the Millbottom area, west of the Missouri State Capitol and north of the Whitton Expressway (Highway 50). This area was cleared of numerous commercial businesses and a few houses from the early days of Jefferson City's development to make way for state office buildings and associated parking lots.

The Jefferson City Housing Authority was created by the Missouri Legislature in the late 1950's. By 1960, Executive Director Ted J. Herron was building the first Public Housing Project

[13] Elora Raymond, "The Economic Effects of Urban Renewal," Federal Reserve Bank of Atlanta website, Sept. 18, 2014, http://realestateresearch.frbatlanta.org/rer/2014/09/the-economic-effects-of-urban-renewal.html, accessed Aug. 26, 2017.
[14] Michelle Brooks, News Tribune.
[15] News Tribune, March 1964.

in Jefferson City. It was built on what had been locally called "goat hill" because of the livestock that ran freely there. Tar paper shacks without indoor plumbing gave way to modern apartments. The new units had up-to-date kitchens with stoves, refrigerators and running water.[16] The "goat hill" project was located at what was the edge of town at that time. During and after the Great Depression, displaced white families built whatever type of shelter they could on this hill. So the houses that were replaced here were temporary in nature, not ones that families had lived in, paid mortgages on and where they had raised their families for decades.[17]

The Housing Authority worked closely with Lincoln University in selecting the area to be included in the next urban renewal project. Forty years after Lincoln started attracting top-notch professors to teach in Jefferson City, the tensions within the African-American community had begun to bubble to the surface. This was Lincoln University's opportunity to remove what they viewed as blight, with the cafes, bars and pool hall, the barber shop where men could gather to "chew the fat," and where drinking likely occurred adjacent to the entrance to their university. These small, crowded businesses provided for the needs of the poor and working class members of the African-American community. The academics, in their offices high on the hill above, may have seen this as a chance to distance themselves from those on the other end of the economic spectrum in the African-American community. The Housing Authority's report referred to the Foot and the surrounding area as "a slum, blighted, deteriorated and deteriorating, an economic and social liability and a menace to the public health, safety and welfare in its present condition and use."[18]

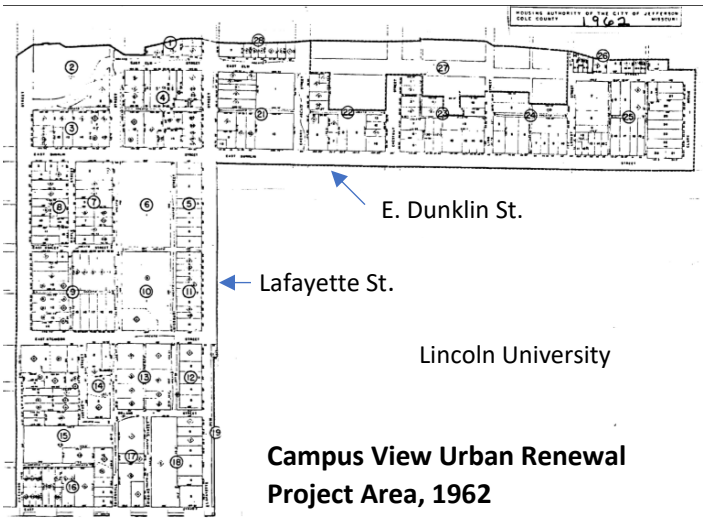
Whatever motivations were involved, the result was that a large number of African-American families and rental property owners were encouraged to sell their homes to the Housing Authority. A number of years ago, a former resident of the area remembered that time, saying his parents were glad to sell their home. It was only later that they realized that their community had been dismantled, its residents scattered as they searched for housing elsewhere.[19]

The Housing Authority had not planned to construct publicly funded housing in the cleared area, as federal regulations discouraged such repopulation in urban renewal projects. But, the people displaced by demolition of housing could not buy or rent houses elsewhere in the community due to the prevalence of race discrimination. Discrimination in housing may have been outlawed in 1968, but integration didn't become common in Jefferson City until the 1980s. So the Housing Authority built 50 units of public housing on E. Elm St. and purchased and developed 27 lots on Franklin and Roland Streets, near the southern end of the project, so that African-Americans could purchase lots and build houses. Ultimately, only a handful of the 21 families displaced from E. Elm St. built houses in the new development, as banks wouldn't lend them money for

[16] Jefferson City Housing Authority website, accessed Aug. 27, 2017.
[17] News Tribune. Jan. 11, 1960, pg. 1.
[18] Michelle Brooks, News Tribune.
[19] Jane Beetem, interview with Joe Bell, Indiana State Emergency Management Agency, June 2006. A. G. Bell is shown as owning 522 Lafayette in the 1957 city directory. In 2006, Mr. Bell's father (A.G. Bell) was living in Fulton, having left Jefferson City after selling his house on Lafayette.

new homes. The rest of the buyers were Lincoln University faculty and staff.[20]

In 1959, the majority of the Foot was demolished in preparation for construction of the Whitton Expressway. The new highway was constructed over Lafayette Street between Elm and Miller Streets, in the middle of the 500 block. The majority of Jefferson City's African-American residents lived nearby in areas that were razed in 1962 as part of the Campus View Urban Renewal Project, directed by the Jefferson City Housing Authority. This once vibrant neighborhood included a densely developed area on E. Elm St., where public housing was later constructed, Lafayette from Elm to E. Dunklin St., Dunklin between Jackson and Lafayette, much of Locust St., Maple St., the 500, 600 and 700 blocks of Lafayette St., Cherry St. and Chestnut St..[21]



Campus View Urban Renewal Project Area, 1962

After removal of the Foot, the Housing Authority became the Land Clearance Authority for Jefferson City. In the late 1960's and the 1970's the Land Clearance Authority worked on projects in neighborhoods all over town. One example was the purchase and demolition of the former M.M. Parsons house, and construction of the Hamilton and Dulle Towers on State Street. The Housing Authority also purchased the Jefferson Female Seminary on the south side of State St., and after years of deterioration and occupation by homeless individuals, sold the property to Dean Martin and Carol Blaney, who rehabilitated the structure in the 1990s. Adjacent to the towers is 505 State, initially purchased for use as a library for tower residents. When that plan was terminated, the house was vacant for 18 years before being sold and rehabilitated.

In the late 1970s and early 1980s, the big urban renewal project was in the Millbottom area, where a number of commercial, industrial and residential structures were located and where floodwaters from Wear's Creek and the Missouri River had been a problem. In the beginning of this project there was a survey done of the project area, to identify historic and archaeological resources during the planning phase. A number of historic buildings had their history and architecture researched and documented, with Historic American Building Survey documentation filed in the Library of Congress for cultural resources that were demolished. The Byrd-Haar House, now a nail salon, was moved from W. Main to Bolivar Street so it could be preserved. The Upschulte House was moved from W. Main to the rear of the Cole County Historical Society property in the 100 block of Madison Street. The Joseph Porth House, now home to Architects Alliance, was rented for a number of years to the Corps of Engineers before being sold by the Housing Authority. This project provided space for construction of state offices in the Truman Building and the Secretary of State's building, as well as numerous parking lots.

[20] Shelby Rowe, News Tribune, Oct. 30, 2016.
[21] "Site of Proposed Urban Renewal Project," News Tribune, May ?, ????

The former MoDOT garage has been renovated and additions constructed to provide state office space for MoDOT employees with adjacent parking.

The Hagan-Brooks house at 501 Cherry had been continuously owned for over 110 years by two African American families from 1872 until purchased by the City of Jefferson in January 1982 to be torn down for a bus maintenance garage.

Much has been written about "The Monastery" and its identical neighbors. When consultants for the Missouri Department of Transportation (MoDOT) wrote their report in July 2008, they stated that these four houses, built in an identical Craftsman style, "possess both social, historical, and architectural significance…" and were eligible for listing on the National Register.[22] Yet they were demolished after documentation was completed to allow construction of new ramps for the Lafayette / Highway 50 interchange circa 2015.

The term "urban renewal" has developed such a negative connotation since the 1960s and 1970s that it is not often used any more. Instead, the city has turned to use of CDBG funds to remove individual structures, then often gives the vacant lots to the local Habitat for Humanity chapter to build new homes. Habitat has rehabilitated several older homes, but construction of new homes remains the organization's preference. Several of the oldest houses remaining in the E. Miller – Cherry area where African-Americans lived in the past were demolished for redevelopment of the lots by Habitat. For the proposed Historic District area, the city plans to use federal funds to demolish houses to implement a floodplain map that was revised in 2012.

A number of articles and reports in recent years have indicated that the only remnants of the Foot were the Community Center on E. Dunklin (owned by the city and listed on the National Register) and Dr. Ross' former house at 500 Lafayette. Perhaps that is because so much emphasis has been placed on the commercial aspect of the Foot. But the Foot and its surrounding residential areas were always linked, as the Foot couldn't survive without support from the African-Americans who lived within walking distance, and the residents couldn't survive without shops and other businesses where they could procure food and other services. As Faye Carter told Nancy Vessell, "You really didn't miss anything. You were just kind of in your own little world."[23]

Comparing this area to a current map shows the very few areas that remain at present where African-American residents were allowed to live: School St., Lafayette St. south of E. Dunklin St., Dunklin St. east of Lafayette St., Locust St., and some houses on Maple St..

3. <u>Its identification with a person or persons who significantly contributed to the development of the community, county, state or nation.</u>

A number of LU professors bought houses in the 400 and 500 blocks of Lafayette. These stately four-square houses were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons,

[22] "Architectural Survey of the Proposed Improvements to the Rex Whitton Expressway, Jefferson City, Cole County, Missouri," Archaeological Research Center of St. Louis, Inc., Meredith McLaughlin, Janet Kneller, Eric Gustafson, and Robin Machiran, July 2008, p. 79.
[23] Michelle Brooks, News Tribune.

Lorenzo Greene, Sterling Brown, A.T. Busby and others.[24] In 1959, three LU employees shared a house at 408 Lafayette: A.S. Pride, a department head at LU, Eugene Harmes, a professor and M.S. Lusk, an administrative clerk at Lincoln. Dr. R.G. Richardson lived and had his doctor's office at 421 Lafayette in 1959. [25] All of the African-American residents of the proposed Historic District supported and depended on the area known as "the Foot" for supplies and services. In recent years, the Foot has been recognized as a non-extant historic area, and has been designated as such with placement of a commemorative marker in the 600 block of Lafayette. It is now time to recognize the surrounding area where those that were part of the Foot community lived as also historic. The proposed Historic District is one of the few areas remaining that relate to the community centered on the Foot. Houses located on E. Dunklin and Lafayette Streets facing Lincoln University have begun to be purchased and demolished by the university. This is in line with the university's master plan, currently being revised. Once these houses are removed, the proposed Historic District may be all that remains representing this part of Jefferson City's history.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

The SSHD contains buildings that represent or were influenced by a number of architectural styles and types. Within the district are two Craftsman style houses, one Queen Anne house, one Classical Revival and one Colonial Revival influenced home. The most dominant architectural influence in the district is the Four-Square type house, which was quite popular in the 1890s through the early 1900s. There are twelve Four-Square houses in the district. Folk Victorian vernacular type houses include four Open Gable houses, three Cross-Gabled homes, one Gable Front, one L-Plan house and one Pyramidal Cottage. These styles and types were typical for middle class housing when this neighborhood was built. Architectural descriptions of each house are provided at the end of this document.

5. Its identification as a work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county state or nation.

As with many houses in our community, we do not know for certain who designed or built these houses. Plan books were readily available at the time, so builders would not have needed an architect to design modest homes. No records remain from this time period that would identify builders of specific houses.

6. Its embodiment of elements of design, detailing, materials or craftsmanship that render it architecturally significant.

The porches in this neighborhood are a significant feature. Almost all of the houses retain their original porch elements, with variations as to style. The most distinctive porch is found at 612 E.

[24] "Yesterday & Today," Carolyn Bening, Aug. 2017 p. 4.
[25] Mullin-Kille et.al., 1959 city directory, p. 234, 275 et. al.

McCarty, with a nearly full-width Queen Anne style porch that curves out at the left side, featuring a full wooden entablature, denticulated cornice, three Doric columns set on limestone pedestals and a simple wood balustrade that follows the curved roof line on the left side of the porch. Doric style columns are also found on the porches at 608 E. McCarty, 616 E.McCarty, 407 and 411 Lafayette St.. Pyramidal roofs are dominant in this district, not only on the main structures, but on porch and dormer roofs as well. The majority of the houses are constructed of red brick, with three white painted brick houses, one stucco and one stone house. The majority of the houses facing the more visible E. McCarty. and Lafayette Streeets are two-story, while more one to one and a half story houses are found on School St. Through the use of red brick and one-story front porches, the design elements found in this district provide a sense of continuity from one house to another. A significant number of original windows remain, in their original sized openings, showing similar fenestration patterns on a number of the houses. Since there are quite a few (12) Four-Square style houses, the pattern of two large windows of the same size on the second floor is a dominant feature of the neighborhood.

7. Its embodiment of design elements that make it structurally or architecturally innovative.

The houses in this district are more similar in their architecture than they are individually distinctive. They reflect architectural styles and types that were popular from the 1880s until circa 1920. The Four Square house type was very popular from 1890 to 1930, and is common in the Midwest. During this time there was a national trend toward simpler designs, in reaction to the more elaborate Victorian era style houses. The availability and abundance of mass produced stock materials facilitated construction of all the houses in the neighborhood. The Four Square house was promoted in magazines, mail order companies and companies selling plans as uniquely American and perfectly suited to the American family. The Colonial Revival style was popular from 1870 to 1940, and the Classical Revival style began after the World's Columbian Exposition was held in Chicago in 1893, as a classical theme dominated this exposition. This style remained popular until 1950. The Bungalow style was a dominant subtype in smaller houses from 1905 through the early 1920s. This style originated in California, which made this style seem more "modern" as smaller families and fewer servants required less space than the larger houses of previous years. A number of the houses in the district would be best described as Folk Victorian, particularly those that are Gabled Front, Cross-Gabled, Pyramidal or L-Plan. These house types were popular nationally from 1890 to 1910 (sometimes styles in Missouri lagged behind national trends).

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature.

The importance of the location of these houses, in close proximity to the Foot, cannot be overemphasized. The residents of this area were primarily African-American, as during segregation realtors and banks would not sell or lend money to African-Americans to purchase houses outside of this section of town. They depended on services and supplies found at the Foot, as they were not welcomed in restaurants elsewhere in the community. Hotels in the Foot were used by African-Americans traveling to Jefferson City, as they were not welcomed in hotels

elsewhere in the city. African-Americans elected to state-wide office stayed in the dorms at LU while attending legislative sessions, as they could not rent apartments outside of the African-American community. The African-American section of town operated as a town within a city. People had jobs outside the area, but they lived, shopped, went to school and church in the same part of town, making this a close knit community. The houses all retain integrity from this segregation period, and are the best remaining group of buildings that represent this period in our community's history.

9. Its character as a particularly fine or unique example of a utlilitarian structure, including, but not limited to, farmhouses, gas stations or other commercial structures, with a high level of integrity or architectural significance.

Some historic garages may remain in the district, but they are not particularly notable examples of outbuildings in the community. The houses in the neighborhood are the primary structures of interest.

10. Does the area have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration?

Yes, as this neighborhood retains integrity of location, design, setting, materials, workmanship, feeling, and association with this time period and meets Criteria A for listing on the National Register: historic resources that are associated with events that have made a significant contribution to the broad patterns of our history.

Detailed History of School Street Historic District

Before this area was developed, it was known as "Cottage Park," a recreational area with ball fields in the open space near Wears Creek. The annual floral parade, where residents decorated their cars and paraded them on High St. and Capitol Ave., terminated at Cottage Park.[26] A number of parades still terminate nearby in the 600 block of Lafayette Street. The lots in this district were sold on August 11,1905 to A.J. Abbott from Douglas County, Missouri, for a development of moderately priced homes. The area sold was 1,000' in length along E. McCarty, School and E. Miller Streets.[27]

Architecture

The architecture exhibited in this neighborhood, while not high-style dwellings like those found on Capitol Avenue, represents housing typical of middle class families in this area from 1870 to 1968. The importance of maintaining "normal" or "average" housing was described by Gary Kremer:

> The random destruction of buildings that serve as material links connecting several generations contributes to a lack of understanding on the part of one generation about how they are connecting links to those who preceded and those who will follow them. This unfortunate circumstance tends to occur with greater

[26] Interview with Dr. Gary Kremer by the author, Oct. 24, 2017.
[27] Tim Young, from research on history of Jefferson City Fire Department.

> frequency in lower-class and ethnic neighborhoods. Residents of these often blighted areas, first of all, are relatively powerless. They have no representatives in the arenas of power where decisions are made. Moreover, their very poverty and social marginality preclude their living, worshipping, and otherwise interacting in elaborately built, architecturally sophisticated buildings. Ironically, then, we often find ourselves in a position of preserving the material culture of an unrepresentative body of peopIe, while we destroy the houses, businesses, schools and churches of the masses. When we do this, we not only frustrate and further alienate the uprooted residents of such communities, we literally cut them and ourselves off from the past. [28]

Connection to LU

The houses in the subject neighborhood were spared from demolition in the 1960s because this part of town had a significant number of both white residents and Lincoln University employees. A number of the 2-story four-square houses on Lafayette Street were owned by LU professors, while LU employees occupied five houses on School Street in 1959.[29] On the 400 block of Lafayette lived five LU employees, professors and the head of a department at LU, as well as Dr. R.G. Richardson, all but one living on the east side of the block. In the 500 block, which was largely razed for highway construction, there were no LU employees and only one doctor, Dr. W.A. Ross, whose house was retained.

To fully understand how this neighborhood contributes to our community's history, we must briefly consider how it relates to historical trends that are part of our nation's history.

National African American History.

Our founding fathers put the issue of slavery aside, instead focusing on having all thirteen original English colonies join forces during the Revolutionary War. The problem grew, as more people were imported to be sold as slaves and as new generations were born into slavery. Opposition to slavery also grew, and Congress attempted to balance new states entering the union between "slave" and "free" states. Eventually legislators in southern states voted to secede from the union, and the Civil War was begun. After President Lincoln's Emancipation Proclamation, slaves in states that had seceded were freed (this did not include Missouri), and all slaves were freed when the war ended.

Southern states soon passed laws known as "Jim Crow laws" that enforced segregation and denied African-American people their rights, such as the right to vote. African-Americans moved from southern states to urban areas further north to escape such discrimination and groups such as the Ku Klux Klan that killed, terrorized and intimidated them. People in cities responded to this movement by using restrictive covenants that governed the sale of real estate, prohibiting owners from selling their property to anyone of the "Negro race." In a case involving Mr. and Mrs. J.D. Shelley of St. Louis and Mr. and Mrs. Louis D. Kraemer, who had filed suit to have the

[28] Kremer, "Black Historic Sites of Missouri," p. 32 - 33.

[29] Jefferson City Directory, Mullin-Kille Company of Missouri and New Day Press, 1959, p. 275 et. al.; Beetem interview with Glover Brown.

Shelleys removed from the neighborhood for violating such restrictive covenants, the U.S. Supreme Court held in 1948 that these covenants were unconstitutional. This decision made housing discrimination illegal, but did not end housing discrimination.[30]

Starting in 1933, under federal New Deal programs, the federal government responded to a housing shortage during the Depression. This program was explicitly designed to increase — and segregate — America's housing stock. Author Richard Rothstein says the housing programs begun under the New Deal were tantamount to a "state-sponsored system of segregation." The government's efforts were "primarily designed to provide housing to white, middle-class, lower-middle-class families," he says. African-Americans and other people of color were left out of the new suburban communities — and pushed instead into urban housing projects. Rothstein's new book, *The Color of Law*, examines the local, state and federal housing policies that mandated segregation. He notes that the Federal Housing Administration, which was established in 1934, furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as "redlining." At the same time, the FHA was subsidizing builders who were mass-producing entire subdivisions for whites — with the requirement that none of the homes be sold to African-Americans.[31]

During the Civil Rights era in the 1950s and 1960s the U.S. Supreme Court ruled in Brown vs. Board of Education (1954) that segregated educational facilities deprived African-American children of equal education opportunity. For years after the Brown decision, the struggle for equality continued, with African-Americans organizing protest marches and sit-ins to influence local practices. During this period Martin Luther King and John and Robert Kennedy were assassinated.[32] [33] A number of federal laws were passed in the 1960s to combat discrimination, including the Civil Rights Act of 1964 that prohibits employment discrimination; the Fair Housing Act of 1968 that prohibits discrimination in the sale, rental, and financing of housing and the Voting Rights Act of 1965, which prohibits the denial or restriction of the right to vote.[34]

Jefferson City Follows National Trends

Jefferson City was not immune to these national trends. In the 1960s, the City Council and various boards and commissions held hearings to discuss segregation in housing. During these hearings, several realtors were called as witnesses, and stated that they would not show African-Americans houses west of Jackson St. or north of E. McCarty St., for fear of losing business with white home owners. LU students explained the difficulties of obtaining off-campus housing, as

[30] "Lawsuit ended 'restrictive covenants' that prohibited property sales to blacks," Gary Kremer, The Statesman, Feb. 2000,

[31] A 'Forgotten History' Of How The U.S. Government Segregated America; Broadcast on NPR's "Fresh Air," May 3, 2017. By . Accessed October 10, 2017 at: http://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america.

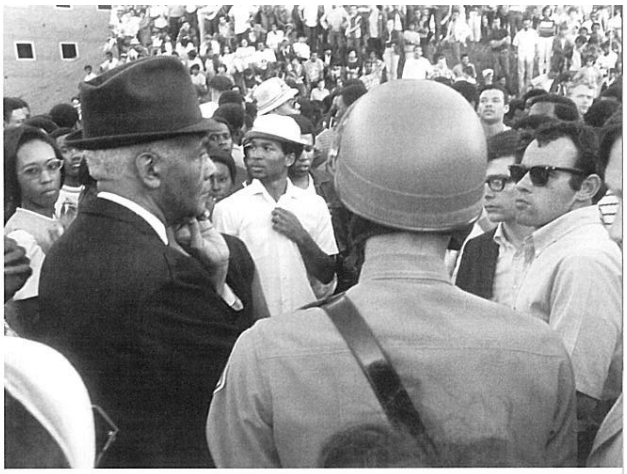
[32] Charles Wesley Jackson, "Urban Renewal and its Effects in Jefferson City, Missouri," Master's Thesis written 1955 for Master of Regional Planning, College of Architecture and Design, Kansas State University, 1965, accessed Aug. 26, 2017.

[33] "Urban Renewal and the end of black culture in Charlottesville, Virginia: An Oral History of Vinegar Hill," McFarland, 1998. (books.google.com)

[34] FindLaw, http://civilrights.findlaw.com/enforcing-your-civil-rights/civil-rights-laws.html, accessed Aug. 25, 2017.

property owners refused to rent to them based on their race. At about the same time that Apollo 11 made the first successful walk on the moon, Highway Patrol members wearing helmets worked to achieve calm during a period of unrest, demonstrations, violence, and arson at Lincoln University, as shown in the photo below.[35]

At right, a newspaper photo captioned: "Charles Jackson, desegregation leader, educator and city councilman" in 1983.
Below, News-Tribune photo captioned: "Helmeted Missouri Highway Patrolmen intervening at Lincoln University during the period of unrest, demonstrations, arson and violence in May 1969.



Also during the 1960s, urban renewal projects throughout the nation removed many low-income and/or African-American neighborhoods to allow development of interstate highways and for the purpose of "slum clearance." Jefferson City was part of this movement, with several urban renewal efforts removing older buildings in the downtown area, in the African-American community, and west of the State Capitol – the area known as the "Millbottom." These projects begain in the 1950s and ended in the 1980s.

The term "urban renewal" began to have a negative connotation. After the 1980s, city government and the Jefferson City Housing Authority purchased smaller numbers of buildings that were deteriorated, usually one or two at a time, and demolishing them. Some of the Housing Authority's buildings were purchased and rehabilitated, such as the Jefferson Female Seminary in the 400 block of State St., the house at 505 State St. and the offices of Architects Alliance on W. Main St.. A number of houses were demolished by the city to make way for construction of new homes by Habitat for Humanity, a non-profit housing organization. Others cleared the way for city facilities or remain as vacant lots.

[35] Jefferson City Post Tribune, July 21, 1969, p. 2.

Where did Jefferson City's African-American residents live?

Beginning around the 1850s, a couple of free African-American women bought property in the area where E. Miller and Cherry St. cross. In-lot 760 was purchased in 1855 by an African-American woman named Martha King. Sarah Bolton purchased In-Lots 643/644 in August,1863. According to historian Gary Kremer, this "nucleus of a black community" emerged around the King and Bolton properties.[36]

African-Americans poured into Jefferson City during the last years of the Civil War, to be under the protection of the Union troops who controlled the town.[37] Following the war most of the city's African-American population lived in the downtown area, many on what was known as "Hog Alley." Seventy-six African-Americans lived along this alley which stretched from Adams Street to Madison, between High and Main (now Capitol Avenue),[38] where hogs were allowed to roam free in search of garbage to eat. There were also heavy concentrations of African-Americans near the African-American churches, in the 400 and 500 blocks of East Miller (a total of 45) and the 400 blocks of Adams and McCarty Streets. The 300 block of East Miller (the block immediately east of the Second Baptist Church) had 46 African-Americans.[39]

In 1882, three young African-American children from the same family died within a few days of each other, resulting in panic spreading throughout the city. Health care during this period was what we would consider primitive, and the fear of communicable diseases was a strong motivator. Frightened residents drove all of the African-American families from their homes downtown, and boarded up the buildings to prohibit their return. Callaway County residents threatened violence if any of these families attempted to cross the Missouri River. The coroner determined the children had died from ingestion of a "corrosive substance" rather than smallpox or other disease. But residents became determined to remove all African-American families from Hog Alley. [40]

Most African-American men (and some women) worked for people or businesses located downtown at this time, so finding housing nearby was critical. African-American institutions, such as Second Baptist Church, were located on the fringe of downtown, so African-American people wanted to stay within walking distance of these establishments. Second Baptist Church was, and is still today, located at the corner of E. Miller and Monroe Streets, in the third building erected on the site since 1865. The African Methodist Episcopal Church, or A.M.E., was located at Madison and E. Miller Streets, then in 1894 some of that congregation formed the A.M.E. Zion Church and built a new church at 512 Madison. Education for African-American children began in the old schoolhouse on Hobo Hill, now the location of Simonsen 9th Grade School, then in 1874 the school moved to the "Old German-English Building" in the 200 block of W.

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[36] Carolyn Bening, "Yesterday & Today," Historic City of Jefferson newsletter, "This Place Mattered – 501 Cherry Street," Aug. 2017, p. 4.

[37] Dr. Gary Kremer, "Yesterday & Today," Historic City of Jefferson newsletter, 2/2013, recap of Kremer presentation, p. 4.

[38] Kremer, "Black Historic Sites of Missouri," p. 37.

[39] Ibid.

[40] Gary Kremer, "City's black population once lived,…" News Tribune, Jefferson City, 12/5/1999.

McCarty St.. This school was renamed the Washington School in 1891, then a new school of the same name was built between Lafayette and Cherry Streets on Elm Street in 1903.[41] Lincoln Institute was established on Dunklin and Lafayette Streets in 1871.[42]

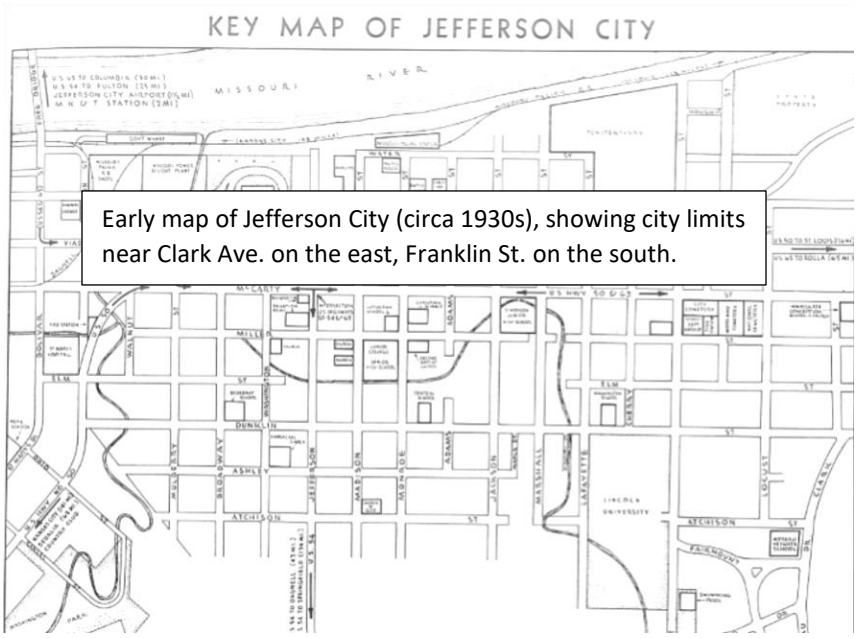
According to Gary Kremer, the turn of the century saw an emerging African-American population of free African-Americans and ex-slaves concentrated in the 800 blocks of Miller and Elm Streets and the 500 and 600 blocks of Cherry and Chestnut Streets.[43] This small but vibrant neighborhood was anchored by Gensky's Grocery Store (now listed on the National Register of Historic Places) and the New Hope African Methodist Episcopal Zion Church at 728 E. Miller. In the 1950s, Gensky's was bought by an African American fraternal organization who in 1966 rented the lower level to Dr. Charles W. Cooper, a African-American physician. In 1982, the Historic American Buildings Survey (HABS) studied the stone house at 501 Cherry, purchased in 1867 by Martha King. The quality of the stonework suggested the use of unskilled prison labor - the only other documented inmate-constructed limestone structure in Jefferson City was the 1840 old city jail, demolished in 1982. In 1872 Hiram Brooks purchased the home at a time when few other African-American-owned structures existed in the vicinity, making it the earliest extant African-American-owned structure in Jefferson City at the time of the study. The War Department's 1863 General Order No. 143 authorized Union enlistment of African-American troops to ensure full citizenship. Hiram enlisted with the Union forces in 1864, serving with Missouri's 62nd regiment of the United States Colored Infantry, receiving personal freedom and some monetary aid. Private Hiram and others in the 62nd founded Lincoln Institute, now Lincoln University, as they wanted to continue the education they had acquired while in the service.

The presence of African-American institutions, including Lincoln Institute at Dunklin and Lafayette Streets, and long-standing ownership of property in the area by African-American residents encouraged other African-American residents to move to the southeast corner of the city. This demographic shift is shown in the 1900 City Directory. There are 546 specific addresses listed for African-Americans in the city; 316 of those addresses (or nearly 58%) are south of McCarty and east of Adams. The heaviest concentrations of African-Americans, outside of Lincoln Institute students and faculty members living on campus, were in the 800 block of East Elm (12), the 700 block of Locust (25), and the 600 block of Lafayette (15).[44] The existence of Wears Creek (which flooded fairly frequently at that time) probably aided in movement of African-American residents to this area, as land near the creek would have been less desired by white buyers and therefore less expensive to purchase, plus the prior existence of African-Americans in this area made such movement more palatable to the surrounding community.[45] It

[41] Gary Kremer, "City's black population once lived,…" News Tribune, Jefferson City, 12/5/1999.
[42] Brooks, June 18, 2016.
[43] Kremer, "Black Historic Sites of Missouri."
[44] Kremer, "Black Historic Sites in Missouri," p. 38.
[45] Ibid.

should be noted that in the 1960s the city did not extend much past Clark Avenue south of Highway 50 at that time. Lafayette Street did not extend south past Franklin St.[46]

James Ford quoted Julius H. Conrath in his History of Jefferson City, describing the physical location of the city's African-American community as living in the 1870s and 1880s "[e]ast of Adams and south of McCarty Street".[47] In an interview by the author with Glover Brown, he described the African-American community "east of Jackson Street and south of McCarty Street."[48] A news article from the 1960s reporting on a hearing regarding the practice of redlining, or refusing to sell or rent to African-American people, confirmed Jackson Street as the dividing line.[49] A study by the author of the Jefferson City 1920 Census records confirms that the majority of African-American residents lived east of Jackson Street, with several residents located near churches on E. Miller near Madison Street, primarily in the 400 and 500 blocks of E. McCarty and the 300 and 400 blocks of E. Miller St., located close to Wears Creek. There were a number of African-American residents who lived with their employers, and were scattered throughout the community, as well as a handful of African-American farmers who lived in the county.[50] In 1982, Gary Kremer described the most heavily-populated African-American section of Jefferson City as the area bounded by McCarty street on the north, Adams on the west, Clark Avenue on the east, and Leslie Blvd. on the south.[51]



Early map of Jefferson City (circa 1930s), showing city limits near Clark Ave. on the east, Franklin St. on the south.

As important as where African-Americans lived in Jefferson City was how they lived, and the quality of housing available to them. In the early 1920s, a housing survey done by the Missouri Negro Industrial Commission reported that housing conditions for African-Americans were deplorable. The report emphasized:

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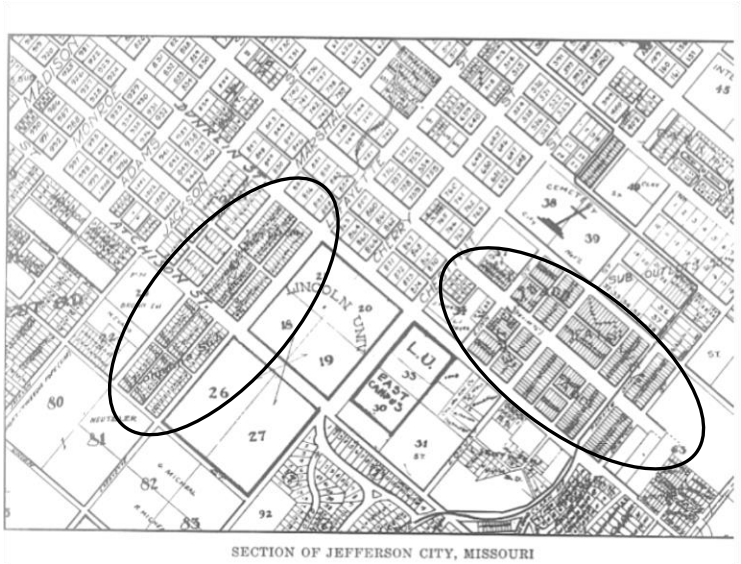
[46] Jefferson City Chamber of Commerce, "Progressive Jefferson City," 193?, Plate I; Beetem interview with Glover Brown.
[47] James E. Ford, History of Jefferson City, Jefferson City, 1939.
[48] Glover Brown interview by Jane Beetem, 2017.
[49] The Daily Capitol News, August 3, 1967, pg. 2.
[50] As the latest census data available is 1940 and city directories no longer state an individual's race, mapping the diversity of the area in the 1960s has not proven possible.
[51] Kremer, ""Black Historic Sites of Missouri," p. 34.

> Only 89 of the houses are located on the streets. The majority are either built in the rear of the lot, in alleys or on back streets, where it is almost impossible to reach them in rainy weather, because of the unpaved muddy streets • • •• Those houses with three rooms or less number 172. • • . Eighty per cent of the homes are without water in them and the water must be furnished by wells and cisterns.

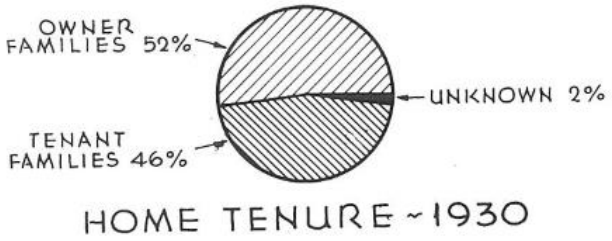
The reason that their housing was so poor, according to the Industrial Commission, was that job opportunities for African-Americans were severely limited, making it extremely difficult for African-Americans to accumulate the capital necessary to become property owners.[52] As shown in the map at right, the size of the lots between Marshall and Lafayette along Maple Street and between Dunklin and McCarty Streets east of Cherry is quite small. This would have allowed construction of a densely populated neighborhood, with less expensive homes in these areas. Not surprisingly, much of these areas were demolished as part of urban renewal in the 1960s.



Map of Jefferson City showing densely concentrated housing in the areas targeted by urban renewal, primarily E. Elm and Maple Streets.

The Sanborn Maps of 1908 do not fully cover the neighborhood, but in the small area depicted there are clearly two vacant frame dwellings at the rear of lots facing Elm St. between Lafayette and Cherry.[53] In studying the 1920 census data, it was striking the number of times African-Americans answered "unknown" to the question "Do you own or rent your home?" (approximately 30). [54] This could indicate they had constructed some form of housing with permission of the lot's owner, were allowed to live in a small dwelling by the owner, perhaps in exchange for odd jobs, or they were squatters. Apparently, this was not too uncommon, as the graph below shows that 2% of those surveyed in Jefferson City in the 1930s were unsure whether they rented or owned their residence.[55]

[52] Ibid, p. 46.
[53] Sanborn Map of Jefferson City, Feb. 1908, p. 1, University of Missouri website, accessed Aug. 26, 2017.
[54] Study of 1920 Census Data for Jefferson City, Jane Beetem.
[55] Jefferson City Chamber of Commerce, "Progressive Jefferson City," 193?, Plate IV.



Segregation

As the twentieth century progressed, racial segregation further isolated the African-American community. Although no state laws prohibited integration in restaurants, bars, hotels and swimming pools, integration was prohibited by local custom. To serve the African-American community's needs, a African-American-owned business community developed on Lafayette Street, known for many years as "The Foot," as in the "foot" of the steep hill on E. Dunklin St.. A number of African-American-owned businesses located primarily on the 600 block of Lafayette St. included the Booker T. Hotel, Norman's Laundry, Pat's Shine Parlor, Turner's Service Station, the Tops Bar, Leona's Café and Acme Cleaners, among others.[56] The Foot was home to the self-proclaimed "Color Boys," well-known LU professors Lorenzo Greene and Cecil Blue.

African-American visitors to Jefferson City could stay in the Foot at the Booker T. Washington Hotel at 602 Lafayette and eat at the Green Onion. The Negro Motorist Green Book, first published in 1936, listed in its 1946 edition 15 Jefferson City businesses that welcomed African-American customers, and all but three were located within three blocks of the Foot.[57] Customers of these businesses lived within walking distance of The Foot, housed within a few blocks in the southeast corner of the city. Some of these customers may have been doctors or professors at Lincoln University (LU) who held PhDs from prestigious universities, yet could not be served anywhere else in the community. From the 1920s, when the first African-American legislators were elected to the Missouri legislature, these elected officials stayed and dined on the campus of Lincoln University because there were no hotels or restaurants open to them in downtown Jefferson City.

Jefferson City's African-American population and the number of businesses that served this population were larger than many towns in Missouri, even those with a larger total population. Jefferson City's population in 1940 was approximately 24,270, yet in the 1946 Green Book it had 15 businesses open to African-American customers. Compare this to St. Joseph, population 75,711 (one Green Book listing) or Springfield, population 61,238 (one Green Book listing). Sedalia, population 20,428, had three Green Book listings, while Hannibal, population 20,865, had only one.[58]

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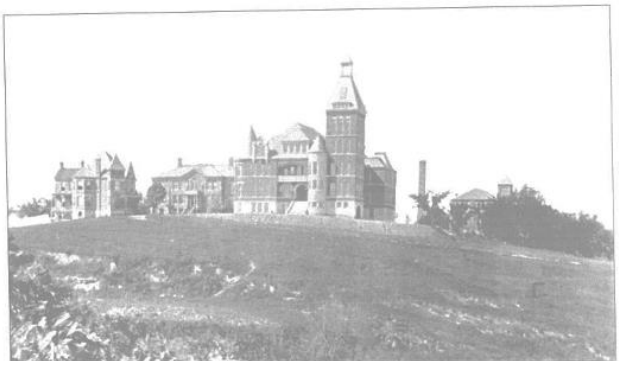
[56] Michelle Brooks, News Tribune, June 18, 2016, http://www.newstribune.com/news/local/story/2016/jun/18/preserving-foot/627847/, accessed Aug. 25, 2017.
[57] Toni Prawl, "Yesterday & Today," Historic City of Jefferson newsletter, "Jefferson City's Lafayette Street: Corridor of Social Conscience." Feb. 2015, p. 10.
[58] Ibid.

Dr. Kremer has explained that the "history of the Foot could not be told separately from the story of where and why African-American residents have lived in Jefferson City, nor without the backdrop of Lincoln University."[59] At the close of the Civil War, soldiers and officers of the 62nd United States Colored Infantry took steps to establish an educational institution in Jefferson City, Missouri, which they named Lincoln Institute. The school was intended to educate freed African-Americans. The school began in the old schoolhouse on Hobo Hill in 1866 and moved to the present campus in 1871. Lincoln Institute formally became a state institution in 1879 with the deeding of the property to the state. Under the second Morrill Act of 1890, Lincoln became a land grant institution, and the following year industrial and agricultural courses were added to the curriculum.[60] In 1921, the Missouri Legislature passed a bill introduced by Walthall M. Moore, the first African-American to serve in that body, which changed the name from Lincoln Institute to Lincoln University and created a Board of Curators to govern the University.[61] During this time there was pressure on the University of Missouri to enroll African-American students, which the university and the state legislature resisted. So state funding for Lincoln University was provided at the time of the name change, which allowed President Nathan B. Young to recruit professors from ivy-league colleges and universities, including Sterling Brown and Cecil Blue from Harvard. Later, he brought aboard Lorenzo Greene from Columbia University and Oliver Cromwell Cox from the University of Chicago. Others joined the faculty, including distinguished writers and poets, earning LU the nickname "Black Harvard of the Midwest."[62]



Circa 1900 view of Lincoln University, Charles Opel, architect. (Summers Collection, Missouri State Archives)

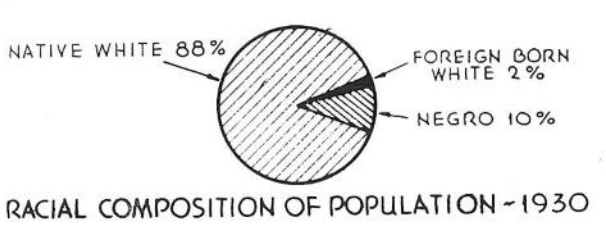
One interesting note about this section of town is that the segregation was never 100%, as it was not terribly unusual to find an African-American person living on a street or block otherwise occupied entirely by whites. Even more common was to find African-Americans and whites living on blocks, or one side of a block, that housed only members of their own race, while across the street or around the corner would be houses occupied by members of another race. So while the southeast section of Jefferson City was considered racially segregated, it still contained some all-white streets or blocks. Concentration of African-Americans into the area demolished as part of the Capitol View Urban Renewal Project started around 1900 and accelerated in the

[59] Dr. Kremer, Historic City of Jefferson Newsletter Feb. 2013, p. 4.
[60] The Soldiers' Dream Continued: A Pictoral History of Lincoln University of Missouri, Antonio F. Holland, et.al. (Jefferson City: Lincoln University, 1991.)
[61] "Our History," accessed on Lincoln University website on Aug. 26, 2017 , https://www.lincolnu.edu/web/about-lincoln/our-history.
[62] Kremer?(

late 1930s and early 1940s. Increased segregation occurred during and after the Great Depression, so by the 1960s this was still a fairly recent phenomenon.[63]

Gowns vs. Towns

Tension developed between the African-American academics at Lincoln University and the "town blacks" who had built the business community at the Foot, with a segregationist white community surrounding and opposed to both groups. From the graph below, it is clear that the African-American community was vastly outnumbered by the white community.[64]



While white doctors could buy or build a house anywhere they wanted, African-American doctors and highly educated academics were restricted to houses within the African-American community. As more funding became available for Lincoln Institute in the early 1920s through the 1940s, Lincoln University presidents tried to attract better qualified instructors by improving salaries at the school. The result was the emergence of a well-educated, financially-better-off, class of professional African-Americans who could afford to buy houses which other Jefferson City African-Americans could not afford.[65] It was no accident, then, that the African-Americans who bought a number of the more attractive 2-story houses on Lafayette, for example, or built houses on E. Dunklin directly across from the university were Lincoln University professors who made their purchases in the late thirties and early forties.

A number of LU professors bought houses in the 400 and 500 blocks of Lafayette. These stately four-square houses were owned by Cecil Blue, Chester Himes, James Seeney, Marcia Hammons, Lorenzo Greene, Sterling Brown, A.T. Busby and others.[66] In 1959, three LU employees shared a house at 408 Lafayette: A.S. Pride, a department head at LU, Eugene Harmes, a professor and M.S. Lusk, an administrative clerk at Lincoln. Dr. R.G. Richardson lived and had his doctor's office at 421 Lafayette in 1959. [67] Dr. W. A. Ross owned the house at 500 Lafayette, where he practiced medicine for 53 years. Dr. Ross also served as the Director of Health Services at LU from 1960 to 1982, marched in the historic march from Selma to Montgomery in 1962 and served as President of the local NAACP chapter for 35 years. Dr. Ross passed away in 2007, [68] and the house is now for sale.

There was a clear divide between the LU professors, seen by local African-Americans as "well-educated outsiders" who moved to Jefferson City to teach at the "black Harvard of the Midwest"

[63] Kremer, "Black Historic Sites of Missouri," p. 45 – 46.
[64] Jefferson City Chamber of Commerce, "Progressive Jefferson City," 193?, Plate III.
[65] Kremer, "Black Historic Sites of Missouri," p. 47.
[66] "Yesterday & Today," Carolyn Bening, Aug. 2017 p. 4.
[67] Mullin-Kille et.al., 1959 city directory, p. 234, 275 et. al.
[68] Findagrave.com/cgi-bin/fg.cgi?page+gr&Grid+65633363, accessed 8/25/17.

and those who were working class, whose ancestors had lived in the area for generations and built their businesses in the Foot to serve the African-American community.[69]

While close proximity to LU certainly aided these businesses' prosperity, descendants of the business owners and operators believe it was the established African-American community that attracted and helped sustain the University. For example, Glover Brown, whose parents had a restaurant on Lafayette for four decades, commented, "I've heard it said that Lincoln University is an anchor in this community, but I must point out the black community was here long before Lincoln University existed."[70]

Urban Renewal

Urban planners ignored the psychological and social worth of these buildings to the African-American community. No one ever asked the African-American residents of the community what buildings they thought important, much less tried to understand the role these buildings had played in their lives.[71] Now, over fifty years later, elderly members of the African-American community still harbor resentments regarding the loss of the Foot, and an entire generation of African-American Jefferson Citians have grown up without any appreciation of what pre-urban renewal African-American community life was like. Into the 1980s, urban renewal officials tersely asserted that there were no buildings of any historical import destroyed during urban renewal.[72]

Besides Dr. Ross, the rest of the 500 block of Lafayette had no Lincoln employees or doctors in 1959, and much of this block was removed, leaving only the four identical Craftsman houses that included the Monastery and Dr. Ross' house (the Craftsman houses were recently removed). Of the four blocks surveyed by Gary Kremer in 1982, the ones with the oldest and largest concentration of African-Americans experienced the most extensive destruction of its buildings in the 1960s. Not one building remains on the 800 block of Elm Street, a dense residential area, or the 600 block of Lafayette Street, the city's most important African-American commercial area. Conversely, the area which was almost untouched by urban renewal was a block which remained partly white until the very recent past.

Brief Architectural Descriptions of Houses in District:

After each description is a designation in parentheses indicating if the structure is a Contributing Historic Resource to the district, "C" and how many buildings on the site are contributing, ex.: "C-1." Houses are numbered to correspond to map of district submitted with application.

1. 602 E.McCarty St. (1900): This 2 ½ story brick Four Square duplex has a steeply pitched pyramidal roof of asphalt shingles and a concrete foundation. The two entrances on the right or west side appear to be original. The full-façade front porch is filled in on the left

[69] Michelle Brooks, "Preserving the Foot," News Tribune, June 18, 2016.
[70] Toni Prawl, "Yesterday & Today," Historic City of Jefferson newsletter, "Jefferson City's Lafayette Street: Corridor of Social Conscience." Feb. 2015, p. 10.
[71] Kremer, "Black Historic Sites of Missouri," p. 33 - 34.
[72] Ibid., p 33 – 34.

side, there is a single brick pier supporting the porch on the west side. The second floor has two 1/1 double-hung sash separated by a former door opening, now bricked but still evident. The roof features a central hip roof dormer on the front façade. The brick has recently been repainted white, and appears in good repair. (C-1)

2. 606 E. McCarty St. (1913): A 1 ½ story frame house with stucco exterior painted green, this house exhibits Craftsman influence in its design. The front facing gable roof has asphalt shingles; the foundation is concrete or concrete covered. The central entrance is flanked by a pair of windows to the east and a single window to the west. A full-façade shed roof porch features stucco corner piers and pedestals framing the entrance bay with a closed stucco balustrade. A pair of 4/1 double-hung window sash are centered in the front facing gable. Angular brackets at the ends and center of the eaves exhibit the Craftsman influence in this house. Original light fixtures flank the main entrance. (C-1)

3. 608 E. McCarty St. (1915): The 2-story Four Square house has a pyramidal hipped roof covered with asphalt shingles, a limestone foundation and red brick walls featuring dark mortar. A transom with segmental brick arch tops the entry door located to the west of the front façade. The full-width front porch has a low hipped roof, denticulated cornice and three Doric columns set on brick pedestals with concrete caps. The porch also features a simple wood balustrade and two full-height engaged columns against the front of the house. Wide 1/1 double-hung sash are located east of the entry, with two similar wide windows on the second floor façade. These upper windows have double rowlock segmental brick arches that are partially obstructed by the smooth wood cornice. (C-1)

4. 610 E. McCarty St. (1915): This 2 ½-story duplex has a pyramidal hipped roof with asphalt shingles, red brick walls and a concrete foundation. A Four-Square type house, it has a flat-roofed 1-story front porch with brick columns that extend above the roof to create a modern second floor terrace. The brick of the porch columns differs from the brick walls of the house, so may have replaced earlier columns, but these are still considered historic as they're likely over 50 years old. The porch has a solid brick railing and a concrete deck. There are double historic entries with transoms on the west of the front façade, with a wide 1/1 double-hung sash window topped by double rowlock segmental arch on the east side. On the second floor there is a blocked doorway on the right side and a 1/1 sash window on the east side, directly over the first floor window. The roof is decorated with a narrow denticulated cornice and a centrally located dormer window with a denticulated frieze and a pair of single light windows. A historic frame 2-story sleeping porch is located at the rear. There is a shed at the rear of the house. A single car garage with a gable roof and corrugated metal siding with a carport wing extends to the east property line, and is contributing to the district. (C-2)

5. 612 E. McCarty St. (1893): A rectangular shaped 1 ½-story brick house with Queen Anne influences, a pyramidal hipped asphalt shingle roof and a limestone foundation. The brick walls are painted brown, and the walls have narrow mortar joints. The 1-story porch is

the most distinctive feature, with a flat roof having a full wood entablature and denticulated cornice, supported by three Doric columns. The porch extends forward on the east side, with a simple wood balustrade that follows the roofline above. A steep gabled dormer faces front, with a round arched single light window and double rowlock segmental brick arch. More gable wall dormers are found on the side elevation. This house has a garden to the east, where 614 E. McCarty once stood. The lot is included in the historic district, so that the design guidelines will apply to any new construction. (C-1)

6. Vacant lot adjacent to 612 E. McCarty St..

7. 616 E. McCarty St. (1905): The Colonial Revival style influenced this 2½-story house, with its pyramidal hip roof covered in asphalt shingles, brick walls and concrete foundation. The nearly full-width front porch is at grade and has a wide frieze, dentilated cornice, three wood Doric columns and a turned wood balustrade. The entrance, located on the east side, has a transom. To the right of the entrance is a wide 1/1 double-hung sash window with a smooth concrete lintel. While the side windows have double rowlock segmental brick arches, there are no arches over the second floor front windows, or they are covered by the smooth wood cornice. The front facing gable has a central window that is blocked, surrounded by horizontal siding. (C-1)

8. 618 E. McCarty St. (1915): This Four-Square house is 2 ½ stories, having darker brick in a running bond with narrow white mortar joints on the front façade. The side elevations are set in 7 course common bond, using brick of an orangish color with grey mortar. The nearly full-width front porch has a wide wood frieze, brick corner piers, pedestals framing the front entrance and a solid brick railing, all with concrete caps. The entry is located on the west side, by a short window. The east side has a wide 1/1 double-hung sash window. There are two 1/1 double-hung windows on the second floor with rock faced stone sills topped by a wood frieze. A hip roof dormer centered on the front façade has a pair of 2-light windows. A newer single car garage sided with horizontal siding, modern garage door and gutters is accessible from the alley in the rear. (C-1)

9. 620 E. McCarty St. (1915): A 2-story Four Square house with brick 7 course common bond brick walls, the house has a pyramidal hip roof covered in asphalt shingles and a limestone foundation. The full-width front porch has painted brick corner piers, a slim support east of the entryway and a concrete deck one step above grade. Double entry doors on the west side of the front façade have a blind transom over the door furthest to the east. There is a wide 1/1 double-hung window on the left of the first floor. The second floor has two 1/1 double-hung windows with smooth stone lintels and rock-faced stone sills. Unlike other houses on this block, this house has wide overhanging eaves. A 2-story frame porch at the rear has stairs to the enclosed second floor. (C-1)

10. 622 E. McCarty St. (1910): This 1-story square pyramidal cottage has a pyramidal roof with asphalt shingles, red brick walls and a limestone foundation. The entrance is on the west side of the front façade, with a 1/1 double-hung window on the east, having a stone lintel and rock-faced sill. The central 1-story porch covers the entry and window with a hip roof and dentil details on a wide cornice. The porch roof is supported by modern metal posts, with a concrete deck one step above grade and no railing. A gable roof dormer features wood shingles and a wide central 1-light window. (C-1)

11. 624 E. McCarty St. (1900): A 2 ½-story multi-family structure with a hip roof and asphalt shingles, red brick walls and a limestone foundation. The largest structure in the district, this building has entrances in the second and fifth bays topped by 1-light transoms and surrounded by "Classical Revival" fluted pilastered surrounds. The nearly full-façade 2-story modern portico with plain wood posts is monumental in scale. All windows on the front façade are 1/1 sash, on both the first and second floors, with smooth concrete lintels and sills. Second story windows line up with the first floor windows below. Two gable roof dormers feature fish-scale shingles, each having a round arched 1-light window in the center. This highly visible building is on a corner lot at E. McCarty and Lafayette Streets. (C-1)

12. 411 Lafayette St. (1910): One of three nearly identical Four-Square houses on the east side of the 400 block of Lafayette St., this square 2 ½ story brick house features a pyramidal hip roof with asphalt shingles and a limestone foundation. The hip roof has a dormer with a pair of 6-light windows. The entrance is located on the south side, with a small elevated 1/1 sash further south. The wide 1/1 sash to the north has a broad lintel, topped by two evenly spaced 1/1 windows on the second level. The upper level windows are topped by a cornice and have rock-faced limestone sills. The wide cornice band is continuous. The 1-story front porch has brick piers, slim Doric columns and a plain wood balustrade, with the space below enclosed in historic (square openings) lattice. This house is located adjacent to an alley on the south. (C-1)

13. 409 Lafayette St. (1910): Another Four-Square type 2 ½-story brick house with a pyramidal hip roof, asphalt shingles and a limestone foundation. This is the middle house in a row of three nearly identical houses. Like 411 Lafayette, the entrance is off-center to the south with an elevated small 1/1 double-hung window at the south end. A broad lintel tops the wide 1/1 window to the north, with two evenly spaced 1/1 sash on the second floor. A central hipped dormer features a pair of 6-light sash. The second floor windows are topped by the house's cornice line, and have rock-faced limestone sills. The original cornice has been removed. The 1-story front porch has brick piers and a plain wood balustrade. (C-1)

14. 407 Lafayette St., (1910): The third Four-Square type 2 ½ story brick house on this block has a pyramidal hit roof, asphalt shingles and a concrete faced foundation. The entrance is off-center to the south, with a small raised 1/1 double hung window to the south end. A

broad lintel tops the wide window to the north, with two evenly spaced 1/1 windows on the second floor. These second floor windows are topped by the wood cornice and have rock-faced limestone sill. The wood cornice is missing on most of the north and south side walls. The hip roof dormer has two single light windows. The nearly full-width 1-story front porch has Doric columns with a plain raised wood balustrade. The area beneath the front porch is in-filled with wood vents on the front, with original lattice on the sides. (C-1)

15. 408 Lafayette St. (1920): This 2-story L-shaped Four Square brick house has a hip roof covered in asphalt shingles and a foundation parged with concrete. The brick walls have been painted white. The entry retains its original transom, located on the north side of the first floor. A hip roof porch extends part way across the front façade and extends to the north of the house, with a single round column at the south end. The north end of the porch past the entrance has been enclosed with brick, having a single 2-light window and a remnant of a brick porch pier incorporated into the brick enclosure wall. The porch has a concrete deck two steps from grade. The second level has two 1/1 sash below the wood frieze, both with stone sills. A tall dormer with hip roof has centered paired 1/1 sash, with decorative wood shingling on the sides. (C-1)

16. 410 Lafayette St. (1885): A 1 ½-story brick Four Square type house, having a 1-story flat roof porch supported by four round columns, wide wood frieze and a concrete deck two steps above grade. The entry retains its original transom, with a modern entry door with oval beveled glass light to the north side. A large 1/1 window with stone lintel and sill is to the south. The gabled front wall has two smaller 1/1 sash, with double rowlock segmental arches and wide rake boards. On the north elevation there is a projecting gable pavilion with 1/1 sash on each floor. (C-1)

17. 412 Lafayette St. (1910): This 2 ½-story square brick Four Square type house used to have a 1-story flat roof porch across the front, but this has been removed. A hip roof tops the house, with overhanging boxed eaves and a narrow wood frieze. The entry is located to the north with a 1-light transom and a small 1/1 window further north, while a large 1/1 sash with stone lintel is located to the south side. The second story has two 1/1 sash windows, with rock-faced sills. The central hip roof dormer's window space has been in-filled with plywood and two ventilation louvers. (C-1)

18. 623 School St., (1890): An open gable 1-story brick house, which has a front gable roof covered with asphalt shingles and a parged concrete foundation. The brick walls were laid in a 5-course common bond pattern. The wood 1-light entry door is located to the east, with a large 1/1 sash to the west having a double rowlock segmental arch and rock-faced sill. The gable-roof front porch has two wood posts, aluminum sheathing in the gable, a concrete deck and steps. Two 1/1sash on the first level have double rowlock segmental arches. (C-1)

19. 621 School St.,(1905): This cross-plan 1 ½-story house features a cross gable roof covered by asphalt shingles and a stone foundation. The brick is in a 5-course common bond pattern. The "T-plan" façade has an entry on the east side, with an original corner entry on the east side of an in-filled projecting center gable pavilion. This pavilion has modern 8/8 sash that are smaller than the original opening, with double rowlock segmental arches above and rock-faced stone sills below. Small 6/6 sash are in the vertical sided gable. An L-shaped front porch has turned wood posts and modern iron brackets, a concrete floor and a narrow frieze board. (C-1)

20. 617 School St., (1910): An L-shaped open gable house with brick walls, a front gable roof with asphalt shingles, this house has a parged concrete foundation. The walls were laid in a 5-course common bond. The full-width shed roof porch is entirely enclosed by windows. There is a double aluminum entry at the east side, and the porch has a wide wood frieze. In the gable there is a 6/1 sash with aluminum sheathing on the gable and rake boards finishing the gable's edges. An attached modern garage is located on the northeast corner, having an overhead garage door. This house is located on the western end of the dead-end street. (C-1)

21. 615 School St., (1910): An open gable rectangular house with brick walls, this house has a complex gable style roof with asphalt shingles and a concrete parged foundation. Walls are laid in a 7-course common bond. The entry door has multiple lights, is located off-center on the east end, with a 6/1 window on the far east end and an 8/1 sash west of the entry. Windows vary, with the 8/1 sash having a stone lintel and the 6/1 sash a double rowlock segmental arch, both with rock-faced stone sills. The porch has a hip roof and extends over the two west openings, supported by three wood columns, with an open wood railing, a wide wood frieze and a wood deck. The gable features 6/1 sash, clapboard siding and rake boards. This house is located on the north side of School St., at the dead end near Wears Creek. Prior to the creek being channelized by the Corps of Engineers, two other houses were located to the west of this house. (C-1)

22. 620 School St., (1915): A craftsman style house with random rock masonry walls, a gabled hip roof covered by asphalt shingles and a limestone foundation. The nearly full width front porch has a hip roof, smooth cornice, random rock piers and no balustrade. The gable front has returns on both the gable and the hip roof. In the upper story there is a 1/1 double hung sash. The windows have rock segmental arches at the top. The house is located at the west end of the south side of School St., adjacent to Wears Creek. According to Sanborn maps, there were two other houses here prior to the Corps of Engineers' project to contain the creek. (C-1)

23. 622 School St., (1905): This open gable rectangular house was built with masonry walls, a gable front roof with asphalt shingles and a concrete foundation. The walls were built of concrete block and stucco, with first floor walls of smooth elongated concrete block, having rock-faced concrete block quoins on all corners and a stucco finish on the upper

level. There is a modern door in the central entrance bay, flanked on either side by 1/1 double-hung sash covered by a central hipped roof 1-story porch. There are brick piers with an open pattern closed concrete railing, with concrete pedestals flanking the entrance to the porch. There are a pair of 1/1 double-hung sash in the upper story, with a plain flat wood surround and a modern metal awning. A gable roof dormer features exposed end rafters and a 1/1 double-hung sash located off-center on the right side of the west elevation. (C-1)

24. 624 School St., (1910): A duplex, 2 ½ stories tall with a gable front roof and asphalt shingles, brick walls on a limestone foundation. The brick walls were laid in a 7-course common bond. Two entrances on the east side of the first floor have segmentally arched transoms, a wide 1/1 sash to the west, under a low hipped roof porch that extends nearly full-width. A smooth cornice and modern iron posts and rails are found on the porch. On the second floor are two windows, a narrow window is centered the entrance below and a wide 1/1 double-hung sash over a similar window below. The gable front features pressed metal siding with a diamond design and 2/2 double-hung sash with a plain wood surround. The house has three chimneys, an interior end chimney on the west side 24/and two interior end chimneys on the east elevation. (C-1)

25. 626 School St., (1900): A 1 ½-story brick house with a cross gable roof, asphalt shingles and a concrete foundation. The brick is laid in a 7-course common bond, and the house has a T-plan shape. The main entry is located on the east side of the front elevation, in the reentrant angle, with modern doors and a transom facing the north and east. The projecting front gable pavilion has a wide 1/1 double-hung sash on the lower level and a short 1/1 in the upper half story, with artificially sided gables. The low full façade hipped roof porch has an L-plan, tapered masonry piers with stone caps, a plain wood balustrade and a wooden porch floor. (C-1)

26. 628 School St., (1915): The rectangular Four-Square 2 ½-story house has a hip roof covered by asphalt shingles and a concrete foundation. This house is similar to the three on the east side of the 400 block of Lafayette Street. The front wall was built with running bond brick, while the side elevations are laid in a 7-course common bond pattern. The house has a hip roof roof with a low pitch, located on the left side, brick piers and a closed brick railing with stone caps. Modern tiles cover the porch floor. The entrance door has an oval glass and a transom above, with a short 1/1 raised double-hung sash located on the left. A wide 1/1 sash is on the right with a white painted lintel. The second floor has two 1/1 double-hung sash placed symmetrically, topped by modern fiberglass awning. Modern materials cover the soffits and cornices on the house and porch, with the cornice on the house returning slightly on the side elevations. A hip roof dormer centered on the front façade has two fixed sash. Sanborn maps indicate that this house, as well as most of the others on the south side of the street, had garages accessible from E. Miller Street. None of these garages remain today. (C-1)

27. 630 School St., (1905): This 2-story brick and frame house features a cross gable roof covered in asphalt shingles and a concrete foundation. The first story walls are brick, with aluminum siding on the second floor. Brickwork suggests the second story may have been added after initial construction. The full-width front porch has three brick piers, an open brick railing and pedestal, all with caps. The porch features a new ceramic tile floor. The second story has a pair of 1/1 sash with wood surrounds, all slightly off-center. (C-1)

28. 500 Lafayette St., (1900): An L-plan 1 ½-story house that has a projecting gable bay on the south. The entry on the north side is adjacent to the projecting bay, with the transom area in-filled with brick. The pair of 1/1 sash on the north are small,in-filled sliders, the centered pair of 1/1 sash on the projecting gable bay are in an in-filled area. Both windows retain the original segmental brick arch above the replacement sash and have header brick sills. The gable features rake boards, cornice returns and original 1-light sash with rock-faced stone sill and a segmental brick arch. A short chimney is located on the ridge, almost above the entrance. There is no porch, but a modern concrete stoop with a handicap ramp and elevated walkway leading north along the front façade. A large wood shingled addition is located at the rear, or west elevation. (C-1)