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OMB No. 1024-0018

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

SEP 20 1991  
Alabama Historical Commission

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Jossen, Joseph, House  
other names/site number World Trade Building

2. Location

street & number 109 N. Conception St  not for publication  
city, town Mobile  vicinity  
state AL code AL county Mobile code 097 zip code 36602

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>    </u>	<u>    </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: NA  
Number of contributing resources previously listed in the National Register NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
[Signature] 4-7-92  
Signature of certifying official Date  
Alabama Historical Commission (State Historic Preservation Office)  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. Entered in the National Register  
 See continuation sheet. 5/29/92  
 determined eligible for the National Register.  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain:)

Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Domestic - single dwelling

Current Functions (enter categories from instructions)

Commerce - business

**7. Description**

Architectural Classification

(enter categories from instructions)

Queen Anne

Materials (enter categories from instructions)

foundation concrete

walls brick

roof slate

other

Describe present and historic physical appearance.

The Jossen House/World Trade Building rests on a fifty by one hundred and twenty foot lot on North Conception Street in downtown Mobile. The site is very urban, with a multi-deck parking garage across the street and a bankruptcy court building next door, with parking lots behind. Shrubs and flowers are planed in a narrow strip between the house and the sidewalk. There are no trees.

Constructed in 1906, the house is a modified example of late Queen Anne-style architecture. It is two and a half stories, brick, with a stone water table. It features a parapeted gable to the front with stone coping and a bay window on the north half of the second story. An attached one story flat roof porch covers the facade. It is supported by square brick pillars with stone bases and capitals and exhibits flat brackets around the porch roof. The south half of the porch has been glassed in, with decorative iron panels below the glass, while the entrance in the north half remains unobscured. The double wooden doors are topped by a leaded glass transom and stone lintel. There is a group of three one light windows in the gable. The building is covered by a slate roof and has one interior chimney with pots, the other interior chimneys having been sealed off just over the roofline. There is one by two bay hip roof wing on the south side. All windows are one over one with shutters.

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The exterior integrity of the building is excellent. The glassed porch does not significantly alter the house's original appearance. A two story addition is being added to the rear, but is not visible from the street and will consist of similar materials as the original construction. The interior features a side hall plan with double parlors. Original hardwood floors, pocket doors, mantels, hardware and plaster walls are present throughout. The foyer features a mantel, stairway with newel post and balusters and drop frieze over the hall entrance. The upstairs rooms feature offices off an interior hallway. The interior integrity of the building is excellent. There is carpeting in some rooms, but overall the house serves well as a modern office suite.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
<u>Architecture</u>	<u>1906</u>	<u>1906</u>
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u>NA</u>	_____
_____	_____	_____
_____	_____	_____
Significant Person	Architect/Builder	_____
<u>NA</u>	<u>Unknown</u>	_____
_____	_____	_____

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Joseph Jossen House/World Trade Building is significant under Criterion C as a rare brick example of modified Queen Anne-style architecture in the City of Mobile. The building displays many features of the style, including an asymmetrical facade, bay window, slate roof and chimney with pots. The house is further significant in demonstrating the persistence of 19th century styles, since it was constructed in 1906, long after the peak of Queen Anne.

By the turn of the century Mobile had finally recovered from the devastating effects of the Civil War and the port and railyards were enjoying increasing prosperity. As the population of the city again significantly increased, new building projects increased. The year 1906 proved to be particularly busy. During this year a large new railroad station was constructed in the Spanish Style, the city's first sky scrapper (eleven stories) was erected, three new hotels including the Battle House, the Bienville Hotel and the Cawthon Hotel were built and hundreds of smaller buildings and houses were erected as well. The skyline of the city changed from that of a 19th century port to an early 20th century commercial center.

Among the new houses was the Jossen House/World Trade Building. There had been several earlier buildings on the lot, since this was an inner city location. The house was built by Joseph Jossen, a wholesale liquor distributor and occupied by his family for many years. The house later served as a doctor's office, and stood vacant for some years in the 1970's. Remarkably intact, it has served as office building for several years.

See continuation sheet

**9. Major Bibliographical References**

The Mobile Register. September 1, 1991

Mobile City Directories, 1904-1926

Mobile County Deedbooks, various.

Previous documentation on file (NPS): N/A

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

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Mobile Historic Development Commission

**10. Geographical Data**

Acreeage of property Less than one

UTM References

A 

1	6
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4	0	0	0	0
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3	3	9	5	8	8	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

Begin at a point 125' S. of the SW corner of St. Louis and N. Conception Streets. Proceed thence S 50' to a point, thence W 120' to a point, thence N 50' to a point, thence E 120' to the point of beginning.

See continuation sheet

Boundary Justification

Boundary conforms to the present legal dimensions of the lot.

See continuation sheet

**11. Form Prepared By**

name/title John Sledge / Architectural Historian; Melanie Betz / AHC Reviewer

organization Mobile Historic Development Commission date September 25, 1991

street & number P. O. Box 1827 telephone (205) 438-7281

city or town Mobile state AL zip code 36633

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Continuation Sheet

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Joseph Jossen House

THE QUEEN ANNE STYLE IN MOBILE

By the 1880s Mobile had finally recovered from the Civil War, and the expanding port and railyards greatly increased housing needs. Victorian cottages were constructed for the middle class, featuring turned posts and brackets on attached porticoes, and simple central hall floorplans. The working class sheltered in shotgun houses, which despite their simple plan featured turned posts and balustrades.

By 1890 fully developed Queen Anne architecture made its appearance in the port city. The Pincus Building was among the first downtown. This brick commercial building was designed by Mobile architect Rudolph Benz and featured the usual hallmarks of the Queen Anne style; corner turret, variegated wall treatments, and exuberant ornament. Residential examples followed, including the Festorazzi House (1893) on Government Street, now destroyed. This frame mansion featured a complex roof line, turrets, paneled chimney stacks and a two story wrap around porch.

Soon Government Street became lined with impressive Queen Anne houses, constructed for the city's business and civic leadership. On Monterey Place, Rudolph Benz designed the Shepard House in 1897, featuring turrets, gingerbread and stained glass, well within the tradition. Mobile's highest expression of the Queen Anne came late, 1901, and still stands on Government Street. The Tacon-Tissington House features a complex roofline, turret, and wrap-around porch. Still standing, the house even retains its original wallpaper.

However, by the turn of the century, national and local taste began to change, and the Queen Anne passed from favor, replaced by the colonial revivals and the American Foursquare. Yet there were transitional examples of the Queen Anne, quite late. These included Queen Anne Row on Church Street, constructed in 1902, the Jossen House constructed in 1906 (a rare brick example), and 1114 and 1116 Palmetto Street. The last pair are unusual in that they are really American Foursquares with corner turrets, constructed in 1913, perhaps the last gasp of the Queen Anne in Mobile.

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1. Jossen House/World Trade Building  
109 North Conception Street
2. Mobile, Mobile County, Alabama
3. John Sledge, photographer
4. September 1991
5. MHDC Negative File MB#200

Photo#	Description	Roll/frame#
1.	Facade, camera facing W.	(200/17)
2.	General, camera facing NW.	(200/22)
3.	South elevation, camera facing N.	(200/31)
4.	Interior, entrance hall, camera facing W.	(200/15)
5.	Interior, first floor hall, camera facing W.	(200/16)
6.	Interior, south parlor, camera facing S.	(200/8)
7.	Interior, south parlor, camera facing E.	(200/6)
8.	Upstairs room, bay window, camera facing E.	(200/12)