

United States Department of the Interior
National Park Service
**National Register of Historic Places
Registration Form**

1. Name of Property

historic name Livestock Exchange Building
other names/site number N/A

2. Location

street & number 601 Illinois Avenue [N/A] not for publication
city or town St. Joseph [N/A] vicinity
state Missouri code MO county Buchanan code 021 zip code 64504

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [x] 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 [x] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [X] nationally [] statewide [X] locally.
(See continuation sheet for additional comments [].)

Mark A. Miles 03/04/04
Signature of certifying official/Title Mark A. Miles/Deputy SHPO Date

Missouri Department of Natural Resources
State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date
[] entered in the National Register. See continuation sheet []	_____	_____
[] determined eligible for the National Register. See continuation sheet [].	_____	_____
[] determined not eligible for the National Register.	_____	_____
[] removed from the National Register.	_____	_____
[] other, (explain): See continuation sheet [].	_____	_____

**Livestock Exchange Building
Buchanan County, Missouri**

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	3	0	buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	0	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	0	0	objects
	<input type="checkbox"/> object	4	0	Total

Name of related multiple property listing.
N/A

Number of contributing resources
previously listed on the National Register.
N/A

6. Function or Use

Historic Functions

COMMERCE/TRADE/business
COMMERCE/TRADE/organizational
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/restaurant
GOVERNMENT/post office

Current Functions

WORK IN PROGRESS
COMMERCE/TRADE/business
COMMERCE/TRADE/organizational
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/restaurant

7. Description

Architectural Classification

LATE NINETEENTH AND EARLY 20TH
CENTURY REVIVALS/Neo-Classical
Revival

Materials

foundation STONE
walls BRICK
roof ASPHALT
other COPPER

See continuation sheet [].

See continuation sheet [X].

Narrative Description

See continuation sheet [x].

**Livestock Exchange Building
Buchanan County, Missouri**

8. Statement of Significance

Applicable National Register Criteria

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

See continuation sheet [x].

9. Major Bibliographic References

Bibliography

See continuation sheet [x]

Previous documentation on file (NPS):

preliminary determination of individual listing (38 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance

Commerce

Agriculture

Architecture

Period of Significance

1898-1954

Significant Dates

1898

Significant Person(s)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eckel, Edmond J./architect

Buddy, Phillip P./builder

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository:

State Historical Society of Missouri, Columbia, MO

**Livestock Exchange Building
Buchanan County, Missouri**

10. Geographical Data

Acreege of Property 6.2 acres

UTM References

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	339777	4398190			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[x] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Becky L. Snider, Ph.D.
 organization Becky L. Snider Consulting LLC date February 2004
 street & number 507 South Garth Ave. telephone 573-256-1105
 city or town Columbia state Missouri zip code 65203

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FOP for any additional items)

Property Owner

(Complete this item at the request of SHPO or FOP.)

name SEBIG, LLC
 street & number 601 Illinois Ave, Room 122 telephone (816) 238-2344
 city or town St. Joseph state MO zip code 64504

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Continuation Sheet**

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**Livestock Exchange Building
Buchanan County, Missouri**

7. Description, continued.

Materials continued.

walls STONE

Summary:

The Livestock Exchange Building is located at 601 Illinois Avenue in St. Joseph, Buchanan County, Missouri. The building was designed by noted Missouri architect, Edmond J. Eckel and was constructed in 1898-1899 by contractor, Phillip P. Buddy, for the St. Joseph Stockyards Company. It is a monumental, four story, red brick and stone building with Neo-Classical Revival ornamentation. Once the crown jewel in the vast complex of stockyards and packinghouses on the south side of St. Joseph, the Livestock Exchange Building served as the center of activity for St. Joseph's substantial railroad, livestock and meatpacking interests. Although the building has suffered years of neglect and deferred maintenance, it is remarkably intact and is in the process of being rehabilitated to continue in its original function. Also on the property with the Livestock Exchange Building are two, one-story, multi-car garages to the east and north of the building and a concrete loading platform to the northwest of the building. The Livestock Exchange Building looks and functions today much as it did when it was constructed more than 100 years ago.

Elaboration:

The Livestock Exchange Building faces southwest towards Illinois Avenue and is located on the eastern edge of the St. Joseph stockyards. The stockyards complex, which once comprised over 400 acres, originally contained the stockyard pens, several meatpacking plants and the Livestock Exchange Building. This complex is located in the southern part of the city just east of the Missouri River. (Figure One)

The Livestock Exchange Building sits back approximately 50 feet from the street and is surrounded on all sides by parking areas. To the northeast of the building is a large field beyond which the St. Joseph Stockyard pens are located. There are also several vacant commercial and industrial buildings directly to the east of the Livestock Exchange Building along the railroad tracks. Additional livestock pens are located to the southwest across the street. These pens are no longer in use and are in the process of being demolished. To the northwest of the building is another large open field. Beyond the field is Packers Avenue, along which the large meatpacking plants were once located. The railroad tracks lie directly to the southeast of the building.

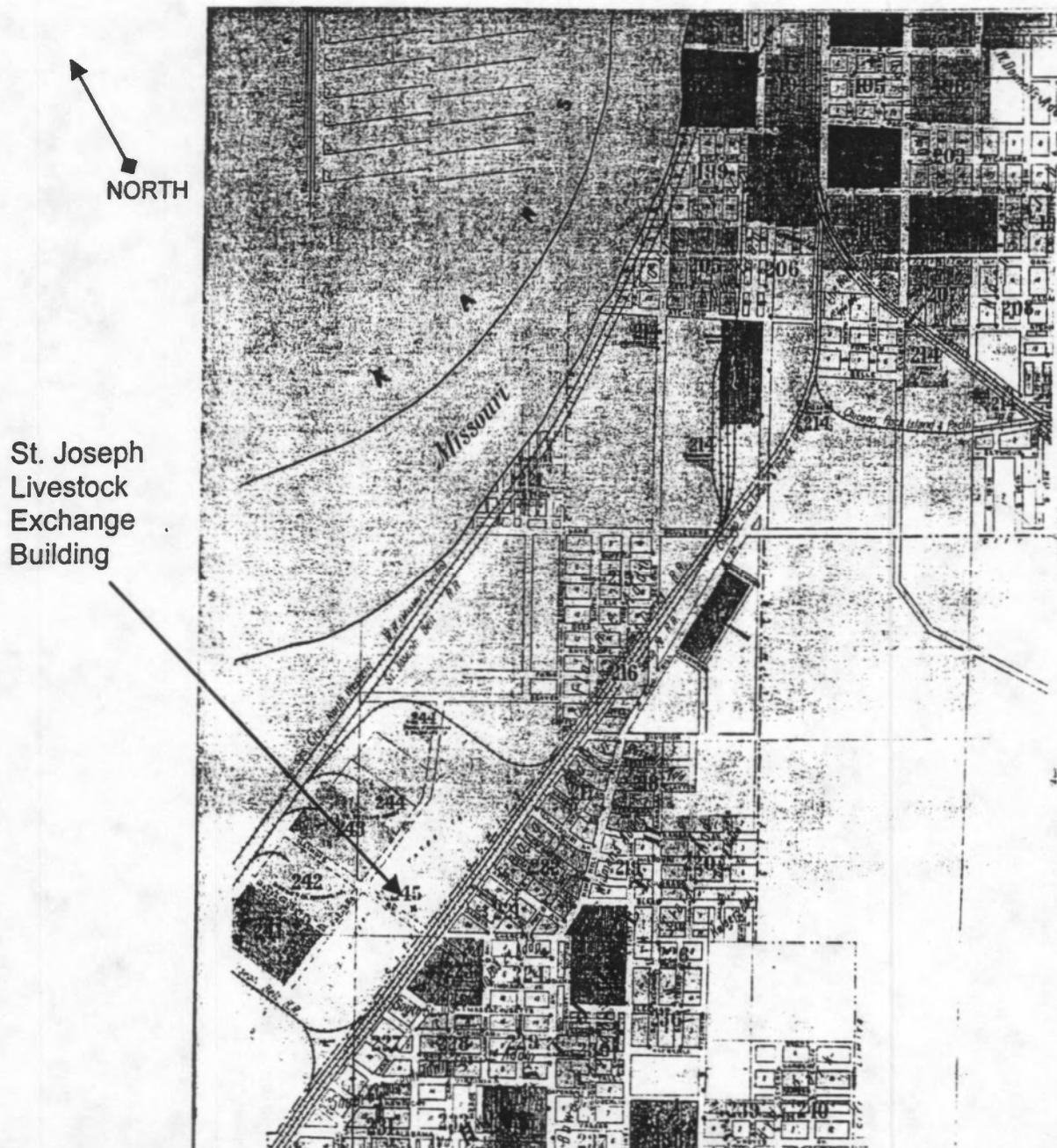
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Livestock Exchange Building
Buchanan County, Missouri

Figure One: Map of the southern part of St. Joseph.
Source: Sanborn Fire Insurance Map for St. Joseph, Missouri 1911. Page Locator Map.



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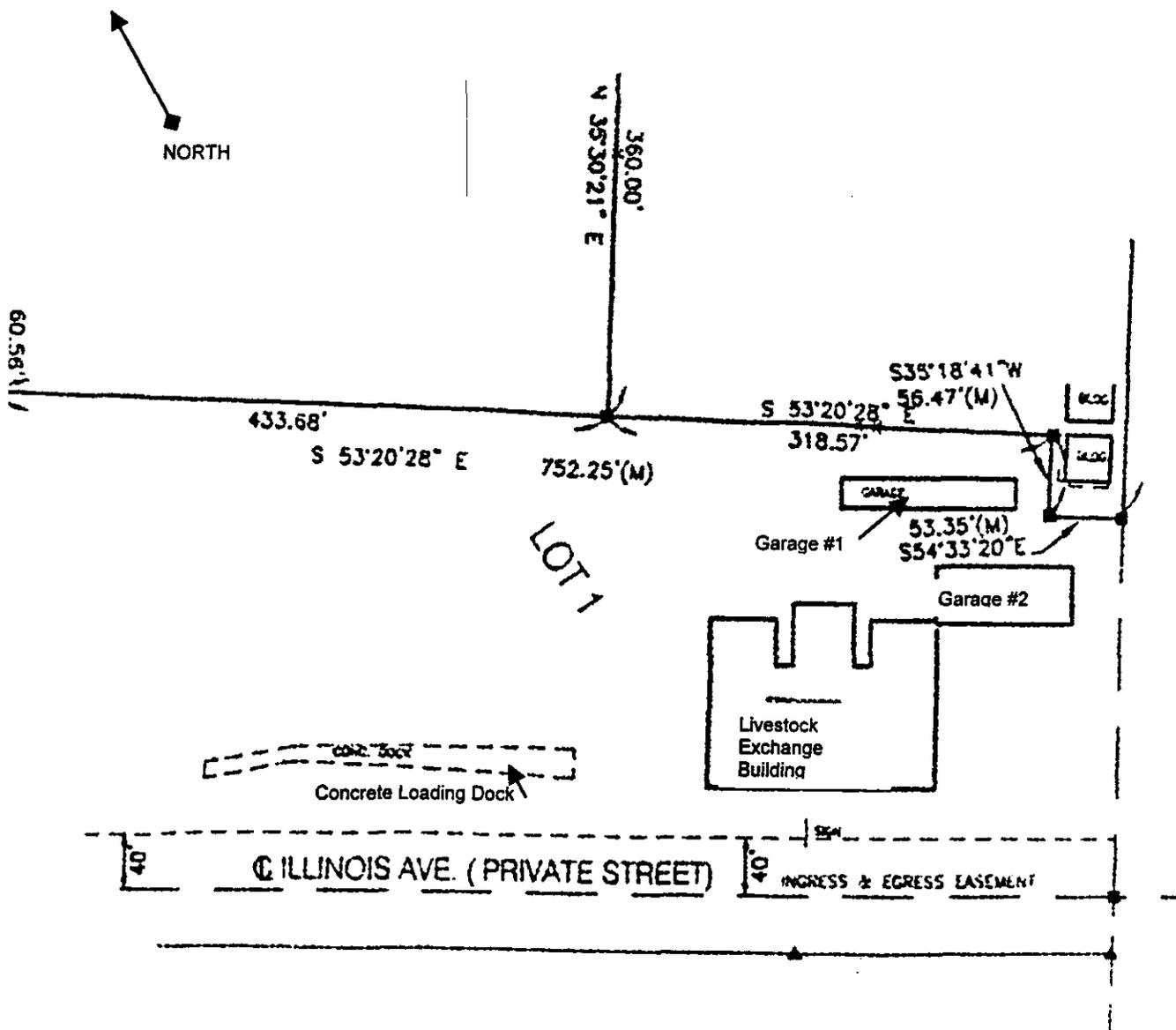
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Livestock Exchange Building
Buchanan County, Missouri

Figure Two: Site Plan

Source: Plat for the St. Joseph Stockyards Exchange Building, a minor subdivision, 2003



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Livestock Exchange Building
Buchanan County, Missouri

In addition to the Livestock Exchange Building, there are also two, multi-car garages and a concrete loading dock on the property. (Figure Two) The earlier of the two garages, labeled Garage #1 (c. 1910) on the site plan, sits approximately 75 feet northeast of the Livestock Exchange Building. This building dates to the early twentieth century; it appears on the 1911 Sanborn Map for St. Joseph. It is a one-story building with 15 car bays. Garage #1 has a concrete block back wall, frame side walls, steel I-beam posts and an asphalt-sheathed shed roof. (Photo No. 10) It is a contributing building. Garage #2, (c.1920) the larger of the two garages, abuts the northeast corner of the Livestock Exchange Building. (See Figure Two and Photo No. 11) This building does not appear on the 1911 Sanborn Map for St. Joseph, but it is shown in a photo that was included in the book The American Live Stock Market: How It Functions, which was published in 1922.¹ (Figure No. Three) Garage #2 is two cars deep, can be entered from the north or south, and has twelve bays. It is a one-story building with a poured concrete shed roof, brick end walls, and heavy wood lintels over each opening. The posts on either side of each opening are steel; the interior posts between bays are poured concrete. There are hinged aluminum doors on the northernmost six bays on the northeast side of the garage. Garage #2 is a contributing building. There is also a concrete loading dock approximately 100 feet northeast of the Livestock Exchange Building. (Photo No. 12) It is a concrete ramp with steel bumpers, and it is approximately 120 feet long, 3 feet tall and 20 feet wide. This structure, which facilitated the loading of livestock onto tractor-trailers, appears on the 1955 Sanborn Map. It is, therefore, a contributing structure.

The Livestock Exchange Building is a four-story, brick building. It has a truncated, hip roof sheathed with asphalt shingles and a limestone foundation. The stone foundation extends approximately three feet above grade, and is capped with a stone water table that runs around the building. Exterior ornamentation includes decorative brickwork, brick pilasters, stone belt courses, a copper cornice with dentils, stone roof railings, and a multistory copper cupola, which can be seen for miles around. The building is made up of a four-story, modified H-shaped block, which surrounds a one-story entry and rotunda. It has a basically rectangular plan on the first floor, but the plan of the building is H-shaped on the second, third and fourth floors. (See Figures Four-Seven.)

The one-story entrance portion of the Livestock Exchange Building features a stone and brick monumental arch flanked by stone porticos. (Photo No. 5) Stone columns with Ionic capitals support the stone archway. The vaulted pressed tin ceiling is still in place, but the building's original main entrance doors have been replaced. Carved into the stone entablature over the archway are the words "LIVESTOCK EXCHANGE." The porticos flanking the entrance arch consist of plain, stone entablatures supported by stone columns with Ionic capitals and tall,

¹ Arthur C. Davenport, The American Live Stock Market: How It Functions. (Chicago: Drovers Journal Print, 1922), p. 159.

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Livestock Exchange Building
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Figure Three: Photo of the Livestock Exchange Building, ca. 1922
Source: The American Live Stock Market, by Arthur C. Davenport, p. 159.

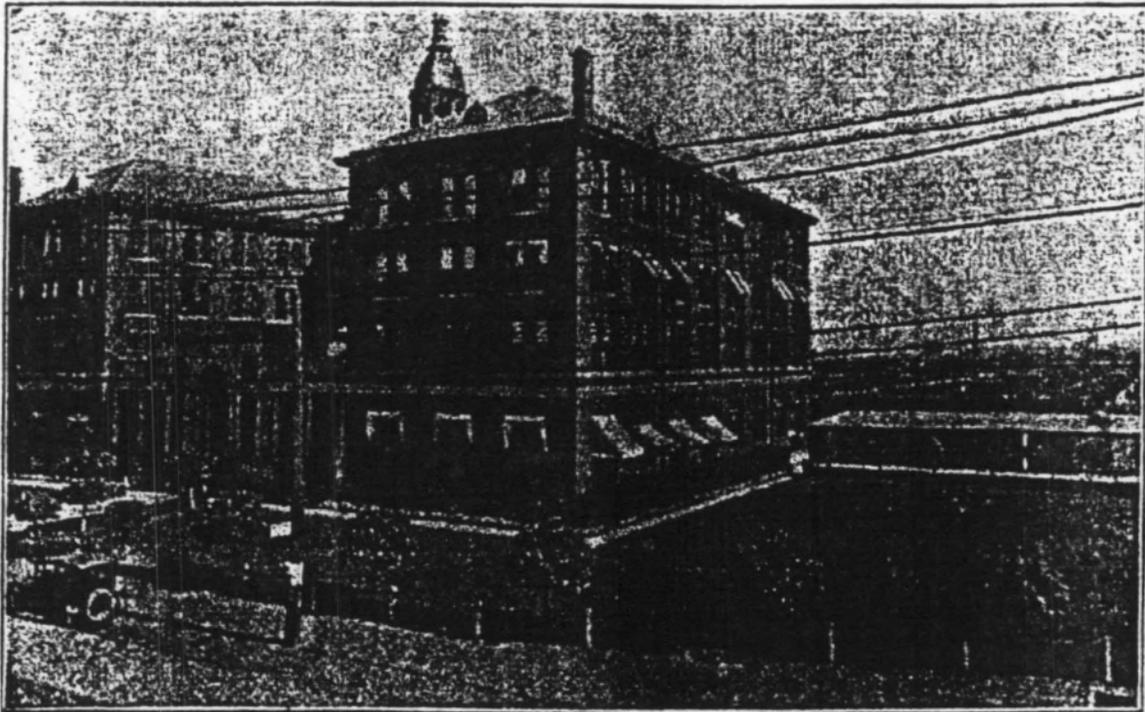


Fig. 40.—Exchange Building, St. Joseph.

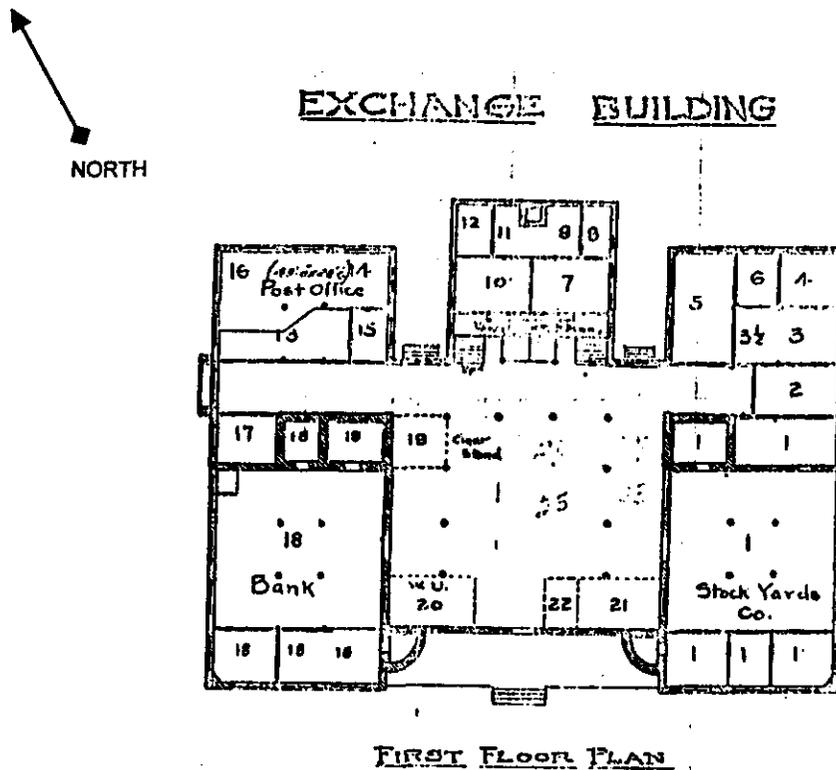
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Livestock Exchange Building
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Figure Four: Livestock Exchange Building, First Floor Plan
Source: From the collection of the owner SEBIG, LLC
Drawn by: R. K. Hallett, 1921



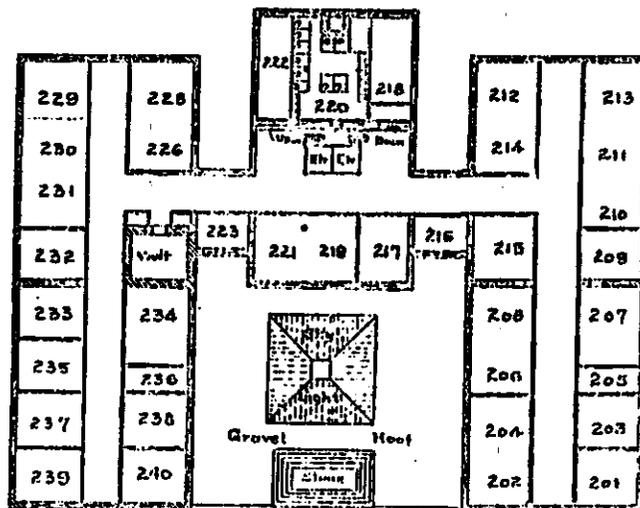
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Livestock Exchange Building
Buchanan County, Missouri

Figure Five: Livestock Exchange Building, Second Floor Plan
Source: From the collection of the owner SEBIG, LLC
Drawn by: R. K. Hallett, 1921



SECOND FLOOR PLAN

Eng'd. H. H. Hallett
St. Joseph, Mo. July 1921
Scale 1/4" = 1'-0"
Rev. April 1921

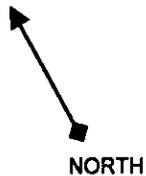
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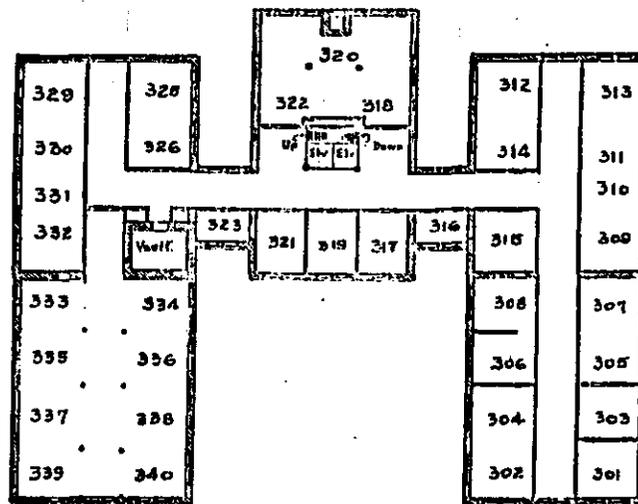
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Livestock Exchange Building
Buchanan County, Missouri

Figure Six: Livestock Exchange Building, Third Floor Plan
Source: From the collection of the owner SEBIG, LLC
Drawn by: R. K. Hallett, 1921



EXCHANGE BUILDING



THIRD FLOOR PLAN

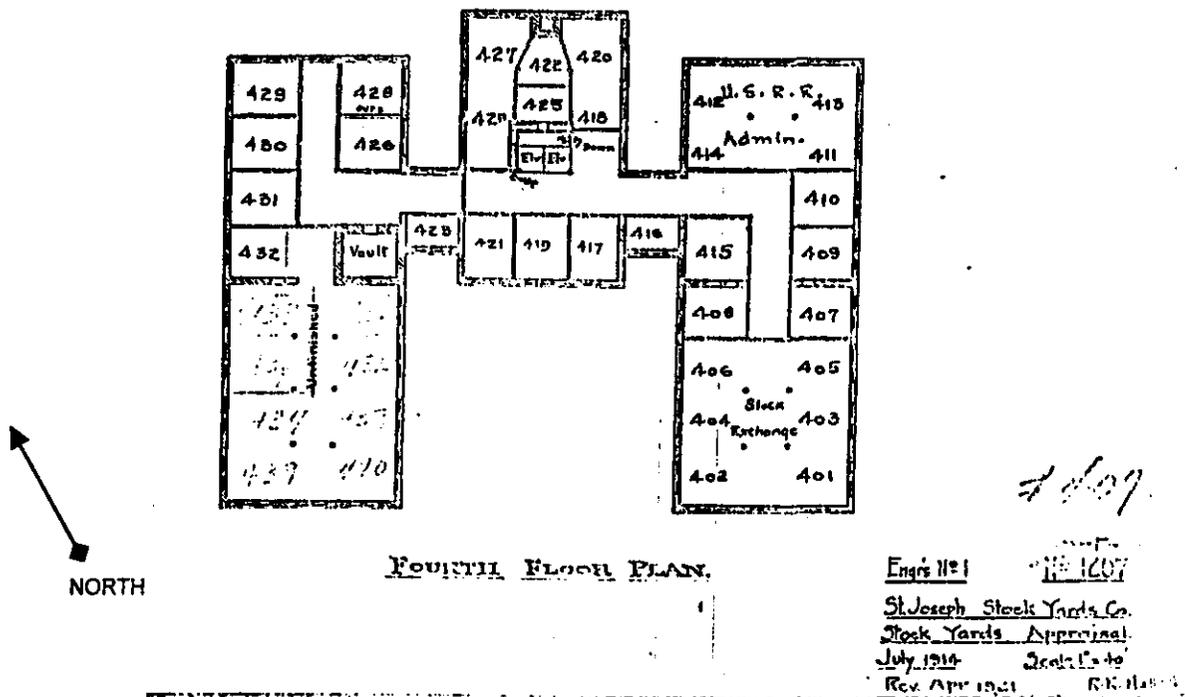
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Livestock Exchange Building
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Figure Seven: Livestock Exchange Building, Fourth Floor Plan
Source: From the collection of the owner SEBIG, LLC
Drawn by: R. K. Hallett, 1921



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**Livestock Exchange Building
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square, stone bases. The entablatures over the porticos continue around the perimeter of the building in the form of a stone belt course. On the roof of the porticos, stone railings with turned balusters extend between the center arch and the four-story sections of the building. Hidden from view behind the monumental arch is a pyramidal skylight that has been covered over with a wooden frame and asphalt roofing. (Photo No. 7) This skylight once provided natural light to the first floor rotunda, but it has been covered over for many years.

All of the elevations of the four-story H-shaped section of the building have similar fenestration patterns and ornamentation. On the first floor of the building, the brick walls are laid in running bond, but every sixth row is recessed approximately one-half inch. Above the first floor, the brick walls are a different shade of red and are laid in simple running bond pattern. The building has eleven bays on the front elevation, and the elevations facing the central light court on the front of the building have five bays. (Photo No. 1) The building's side elevations have eight bays. (Photo Nos. 2 & 4) The rear elevation is broken into three, four-story blocks with light courts in between each block. (Photo No. 3)

On each of the building's elevations, wide brick pilasters separate the bays. The large pilasters extend from the stone water table to a narrow stone belt course in the middle of the fourth floor. This stone belt course runs around the perimeter of the building. Each pilaster has a diamond-shaped, terra cotta emblem laid into the brick at the level of the fourth floor. Above the narrow belt course, the large pilasters are replaced by pairs of short brick pilasters that extend up to the cornice. (Photo No. 8) The wide copper cornice, which is detailed with small dentils, wraps around the entire building. A few sections of the cornice have been taken down for repair; missing sections are being reconstructed.

Most of the bays around the building have a large window or door opening on the first floor, and two, double-hung windows separated by a brick pilaster on the second, third and fourth floors. (Photo No. 9) The large window openings on the first floor are filled with a pair of double-hung windows topped with a three-light transom. Both the window and door openings on the first floor have brick lintels laid in a fan pattern. On the second and third floors, each window has a decorative cast iron lintel; the fourth floor windows have arched top sash and arched brick lintels. The sill of the windows on the second floor is formed by the wide stone belt course that originates as the stone entablature on the stone porticos on the facade. On the third and fourth floors, the two windows in each bay share a single stone sill. Most of the windows throughout the building have early or original one-over-one wood sash. One first floor window on the west elevation has been bricked in, and an entrance on that elevation has been partially bricked in to accommodate a set of modern doors.

The Livestock Exchange Building's multi-story cupola is one of its most unique features. The cupola sits in the center of the H-shaped brick portion of the building. It is located just behind a stone railing, which runs along roofline of the center section of the building. The date "1898" is inscribed onto a panel in this railing. The cupola consists of three sections: the base, the domed clock tower and the cap. The square base of the cupola has clipped corners and large triangular

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support brackets, and it is approximately ten feet tall. The clock tower portion of the cupola is hexagonal. It has a paneled hexagonal base, tall open arches and a domed roof. Clock faces are set into the domed roof on the north, south, east and west sides. The three-part cap is a simplified, miniature version of the clock tower.

There are three one-story additions to the building. Two of these additions are tucked into the light courts on the rear elevations. They are both constructed of concrete block and have flat roofs. The third is a small, flat-roofed addition on the west elevation, which is used as a drive-in teller window for the Farmers State Bank. It is constructed of brick and has a large plate glass window on the west side.

Many of the interior features of the Livestock Exchange Building are also still intact, particularly on the upper floors. Although largely obscured by modern offices with drop ceilings, the original pressed tin ceiling and cast iron columns on the first floor are still in place. These features are still visible in the corridors. (Photo No. 14). The marble floors and wall panels and the staircases with cast iron railings on the first floor are also still intact. (Photo No. 15) On the upper floors, not only is the original plan of the building intact, but also the large safes, many of the original office doors, and much of the original wood mouldings are still in place. (Photo Nos. 16 & 17)

The Livestock Exchange Building continues to function in its original capacity serving as the hub of livestock trading in St. Joseph. The St. Joseph Stockyards Company, one of the original tenants in the building, occupies approximately one-fifth of the office space on the first floor. Across the hall, the Farmers State Bank has a branch located in the portion of the first floor originally occupied by the St. Joseph Stockyards Bank. A small diner is also located on the first floor. The majority of offices on the second floor house the local U.S.D.A., but a few other businesses, including a church, also rent space on the second floor of the building. The third and fourth floors of the Livestock Exchange Building are currently vacant as rehabilitation work progresses.

The Livestock Exchange Building looks and functions today much as it did when it was built over 100 years ago. Although the building has suffered years of neglect and deferred maintenance, both the exterior and interior are remarkably intact. Furthermore, the building is still occupied by businesses related to the livestock trade in St. Joseph.

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Livestock Exchange Building
Buchanan County, Missouri

Summary:

The Livestock Exchange Building in St. Joseph, Buchanan County, Missouri is nationally significant under Criterion A in the areas of AGRICULTURE and COMMERCE, and it is locally significant under Criterion C in the area of ARCHITECTURE. Once the center of activity for the United States' fifth largest livestock trading and meatpacking center, this St. Joseph landmark was constructed in 1898-99. Among the large livestock and meatpacking trading centers in the United States, it is one of the earliest livestock exchange buildings still in existence, and it is the oldest one of these buildings still functioning in its original capacity. The Livestock Exchange Building housed the offices of all of the major livestock-related businesses in St. Joseph including the St. Joseph Stockyards Company, the railroad companies, the local meatpacking companies and the livestock commissions. These businesses were largely responsible for the enormous growth, both in terms of population and economic development, of St. Joseph in the late nineteenth and early twentieth century. As a result of the growth of the livestock and meatpacking industries in St. Joseph in the 1880s and 1890s, the city was reportedly at one time among the wealthiest cities per capita in the nation.² Although livestock trading and meatpacking have markedly declined in St. Joseph, the Livestock Exchange Building has been a business hub for those industries from the year it was constructed until today. The building is also the most significant historic building extant in the St. Joseph stockyards complex.

The Livestock Exchange Building is also locally significant under Criterion C in the area of ARCHITECTURE as the work of the nationally prominent architect, Edmond Jacques Eckel. E. J. Eckel was born in Strasbourg in 1845, trained at the École des Beaux-Arts in Paris, and immigrated to the United States, settling in St. Joseph in 1869. From 1869 until his death in 1934, Eckel worked as an architect in St. Joseph designing a wide variety of buildings there and in other cities throughout the country. In her dissertation E. J. Eckel (1846-1934): The Education of a Beaux-Arts Architect and His Practice in Missouri, Toni Prawl states that "more than any other architect, E. J. Eckel was responsible for creating the image of St. Joseph's built environment."³ However, Eckel is also known as one of Missouri's and the Midwest's most significant architects. The Livestock Exchange Building is representative of the period in Eckel's career at the turn of the twentieth century when he was working alone and designed a number of Neo-Classical Revival buildings.

² Workers of the Writers' Program of the Work Projects Administration, Missouri: The Guide to the "Show Me" State. (New York: Duell, Sloan and Pierce, 1941; reprint, The WPA Guide to the Show-Me State; with a new foreward by Robert R. Archibald and a new introduction by Walter A. Schroeder and Howard W. Marshall. St. Louis: Missouri Historical Society Press, 1998), p. 387.

³ Toni M. Prawl, E. J. Eckel (1846-1934): The Education of a Beaux-Arts Architect and His Practice in Missouri. (Dissertation: University of Missouri, 1994), p. 419.

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Altogether, there are four contributing resources on the six-acre property. The Livestock Exchange Building and the two garages are contributing buildings and the concrete loading dock is a contributing structure. There are no non-contributing resources on the property. The period of significance for the Livestock Exchange Building begins in 1898, the year construction on the building began and extends to 1954, the standard fifty-year cut-off date. Although all of the buildings are in need of considerable attention, they retain a high level of integrity in all areas of consideration: location, design, materials, workmanship, feeling, setting and association.

Elaboration:

St. Joseph, Missouri is located in Buchanan County on the Missouri River in the northwest part of the state. It was first settled by Joseph Robidoux in 1826 as a trading post for the American Fur Company.⁴ Although Missouri entered the Union as the twenty-fourth state in 1821, Robidoux's post was not part of the state until the Platte Purchase, which added more than 2,000,000 acres to the state of Missouri, was signed in 1836. Buchanan County, one of six counties that resulted from this land acquisition, was organized in 1838. Robidoux platted the town of St. Joseph seven years later and named it after his patron saint.⁵ Although the town of Sparta was originally named as the seat of county government, in 1846, the county seat was moved to St. Joseph.

St. Joseph had been discovered by settlers from the east prior to the Platte Purchase, but by the mid 1840s, migration into the area reach a feverish pitch. Settlers, predominately from Tennessee, Virginia, Indiana and Ohio, poured into the burgeoning city.⁶ St. Joseph's early growth was also encouraged by its position as the "optimum northern and western point which could be reached in the relative security and comfort of the steamboat."⁷ The completion of the Hannibal and St. Joseph Railroad in 1859 further bolstered St. Joseph's importance as a commercial center and as a gateway to the west. With its completion, St. Joseph boasted not only the state's last river dock to the west, but also the last western terminus of all of the railroads in the United States. As a result, the town became an outfitting point for travelers headed for California and other western destinations along the Santa Fe and Oregon Trails. Although many people simply passed through St. Joseph on their way west, many settled there. Between 1849 and 1860, the population of St. Joseph grew from 1,800 to 8,932 thereby making St. Joseph the second largest city in Missouri.⁸ This exponential growth continued into the early twentieth century.

⁴ James W. Goodrich and Lynn Wolf Gentzler, eds. Marking Missouri History. (Columbia, Missouri: The State Historical Society of Missouri, 1998), p. 10.

⁵ Walter Williams, ed., The State of Missouri: An Autobiography. (Columbia: Press of E. W. Stephens, 1904), p. 281.

⁶ Workers of the Writers' Program of the Works Project Administration, p. 284.

⁷ Sheridan A. Logan, Old Saint Jo: Gateway to the West, 1799-1932. (St. Joseph, Missouri: John Sublett Logan Foundation, 1979), p. 3.

⁸ David D. March, The History of Missouri. (New York: Lewis Historical Publishing Co., 1967), p. 787.

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Livestock Exchange Building
Buchanan County, Missouri

The Livestock and Meatpacking Industry in St. Joseph

St. Joseph's growth in the 1840s and 1850s fostered all types of businesses. Merchants could hardly keep up with the demand for consumer goods. The need for meat to supply the wagon trains headed west, the throngs of people laying over in St. Joseph, and the thousands settling in the town led to the establishment of what would become the city's most important industry: meatpacking and livestock trading. The first such business in St. Joseph was a slaughterhouse and porkpacking business established in 1846 by John Corby.⁹ By 1861, a few other porkpacking plants had opened. Despite the demand for processed meats, these fledgling businesses struggled in the early years of the industry in St. Joseph. The hindrances to the development of the meatpacking industry were described in a special "St. Joseph Jubilee" edition of the St. Joseph Daily News, which was published on September 2, 1899.

In those days only hogs were handled and the chief trouble experienced by the packers was the inability to get the necessary number of hogs. There was not an established market and it was impossible to get the shippers to send their porkers to St. Joseph in great numbers. This was a disadvantage which worked seriously against the infant industry and kept St. Joseph in the rear rank for a long time.¹⁰

St. Joseph's lack of a commercial stockyards also hampered the development of the town's livestock and meatpacking industry. The Hannibal and St. Joseph Railroad constructed a stockyards in St. Joseph in 1859, the same year the line was completed, but it was small and was used primarily as a feedlot for livestock in transit rather than for livestock trading. During the 1860s and early 1870s, the Texas cattle drives along the Chishom Trail brought cattle to St. Joseph. This development coupled with the construction of additional railroad lines through St. Joseph, and the construction of a bridge over the Missouri River prompted the establishment of the first commercial stockyards in St. Joseph. An article published on June 12, 1873 in the St. Joseph Weekly Gazette noted that "day after day great trains of cattle pass over the bridge and are whirled away to the East" and "the constantly increasing trade presents the necessity of having a stockyards and a beef packing establishment in St. Joseph."¹¹ In response to this need, the St. Joseph Union Stockyards Company was formed that same year and a stockyards was built.¹² However, these yards were too small to attract large shipments, and they were unsanitary.¹³ Consequently, hog trading and pork processing continued to be the main focus of

⁹ Chris L. Rutt, (ed.) History of Buchanan County and St. Joseph and Representative Citizens. (Chicago: The Biographical Publishing Co., 1904), p. 243.

¹⁰ "St. Joseph Jubilee," St. Joseph Daily News, September 2, 1899.

¹¹ St. Joseph Weekly Gazette, June 12, 1873.

¹² St. Joseph Weekly Gazette, July 17, 1873.

¹³ St. Joseph Daily Herald, December 12, 1884.

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the St. Joseph's livestock industry. Several pork packing plants, including the Henry Krug Packing Company, were established there in the 1870s, but the town's first beef packing plant was not built until 1888.

In 1887, three new railroad lines into St. Joseph were completed. At the same time, James McCord, one of the owners of the Nave-McCord Mercantile Company, and a number of other St. Joseph businessmen,

commenced a movement to advance the interests of the city as a live stock market and as a packing center. Much correspondence was carried on between McCord and eastern packers in an effort to induce them to establish packinghouses in St. Joseph. In May 1886, he was informed by them that many of their number were considering a movement westward away from labor disputes, and nearer the sources of cattle supply, and that St. Joseph, located in the center of the hog and cattle country, appeared desirable. The packers further suggested that in order to secure a steady supply of hogs and cattle, St. Joseph should establish a union stockyards of a size and capacity to attract large shipments.¹⁴

This news prompted the organization of a new stockyards company. In 1887, "the St. Joseph Stock Yards Company was organized by Charles B. France, Samuel M. Nave, Henry Krug, Jr., F. Lindsay, John Donovan, Jr., J. D. McNeely, M. A. Lowe and C. M. Carter."¹⁵ The company purchased 440 acres along the Missouri River, south of the city. At the time, the site was the largest area in the country for a livestock market. In addition to the construction of stockyard pens, a huge workforce was hired to build an exchange building, a hotel, workers houses, and fences, to lay water lines, dig ditches and plant trees.¹⁶ The following description of the new stockyards complex was published in the Annual Report of the Board of Trade of St. Joseph, MO for the Year 1887.

The ground was bought six months ago, and work has been going on there ever since. The result is a vast acreage of cattle, hog, horse and mule pens, and an exchange building that is as fine as can be found in the West. In addition to this the company has its own line of railway tracks fronting the yards, and innumerable switches and sidetracks. All the thirteen trunk lines running into this city are under a contract to use these sheds for twenty-five years, thus securing permanency to packers as well as to the stockyard owners.

¹⁴ Frank S. Popplewell, St. Joseph, Missouri as a Center of the Cattle Trade. (Thesis: University of Missouri, 1937), p. 56-57.

¹⁵ Rutt p. 243.

¹⁶ Duane Thies, "Stockyard Nears 106th Year Anniversary," St. Joseph Telegraph. October 21, 1993.

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The water system is elaborate, the sewerage is of the most approved underground pattern, and at full pressure carries all of the refuse to the river....

The principal buildings of the yards are the Stock Exchange, a handsome brick structure, three stories high, dimensions 50x65 feet, a hotel in process of construction, which will be of a modern pattern and fully provided with all the modern conveniences. Eighty pens for hogs or a total area of 400x1000 feet, a scale house, cattle pens each 40x70 feet. The horse and mule department is a distinct and almost separate feature of the stockyards. The barn is a frame building, 100x200 feet and two stories in height.¹⁷

Despite the construction of the new stockyards, the major meat packing companies failed to establish operations in St. Joseph. "Consequently it fell upon the shoulders of the Stock Yards Company to proceed with the erection of their own packing plants."¹⁸ In 1888, the St. Joseph Stock Yards Company built a pork packing plant and leased it to Allerton & Company of Chicago. Three years later, the Stock Yards Company built a beef packing plant and was leased it to the Anchor Packing Company. Shortly thereafter, the Stock Yards Company was reorganized as the St. Joseph Stockyards and Terminal Company, and the stockyards company built a third packing plant. During the same period, John Donovan, Jr., the President of the newly reorganized company, traveled to Chicago to meet with representatives from the major packing companies, but none were convinced enough to move their operations to St. Joseph.¹⁹ This lack of support from the major meatpacking companies and the financial turmoil of the mid-1890s resulted in the failure of all of the packing plants built by the stockyards, a burden that led the stockyards company to be placed into receivership.

The St. Joseph Stockyards were brought back to life in 1897 when Swift and Company, one of the nation's largest meat packing companies, purchased the majority of stock in the stockyards company. The company was then reorganized under the original name, the St. Joseph Stock Yards Company. Swift and Company sold part of the controlling interest in the stockyards company to Nelson Morris & Company and both packing companies began construction on large packing plants in the St. Joseph Stockyards complex.²⁰ That same year, "after negotiations covering several months, G. F. Swift, president of the stockyards company,

¹⁷ Fred F. Schrader, Annual Report of the Board of Trade of St. Joseph, MO for the Year 1887. (St. Joseph, MO: C. P. Kingsbury, 1888), p. 83-84.

¹⁸ Popplewell, p. 58.

¹⁹ St. Joseph Daily News, September 2, 1899.

²⁰ Rutt, p. 244.

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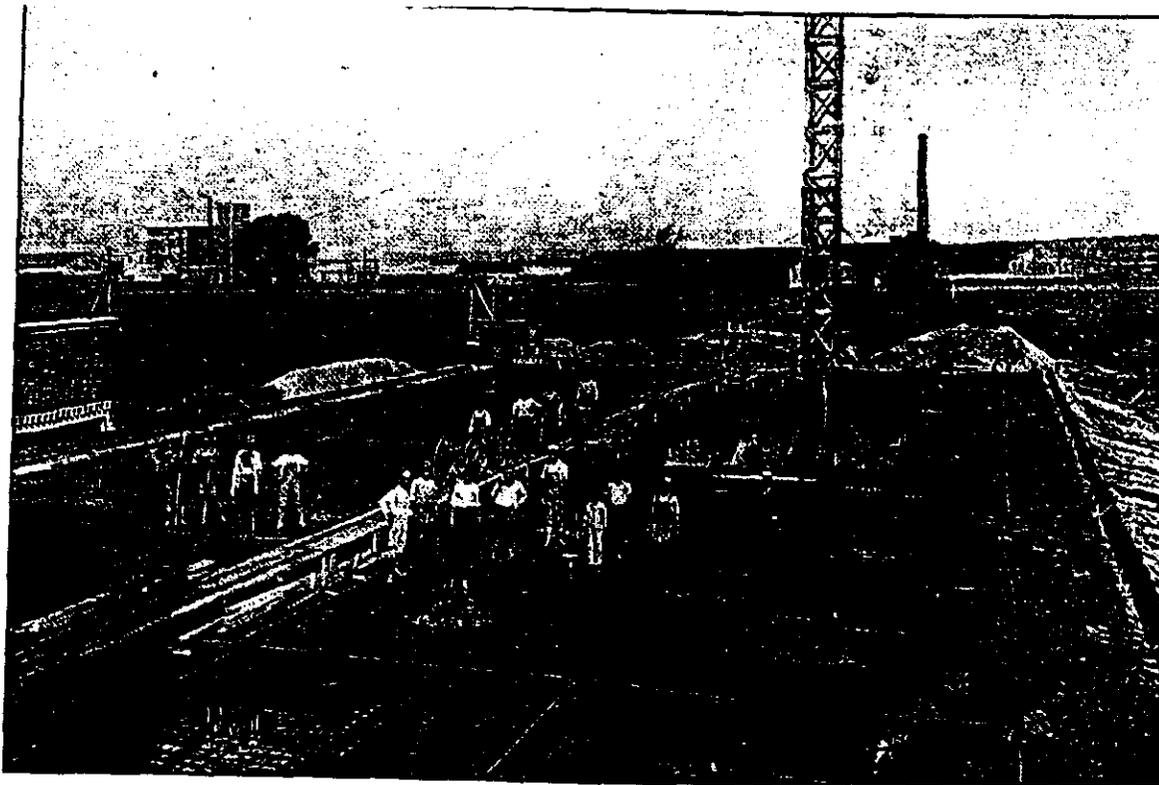
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signed on March 16 a document that insured the location at the St. Joseph stockyards of an immense new packing plant to be erect by the Hammond Packing Company."²¹

During this period of rebuilding, the stockyards company was forced to deal with yet another setback. On November 20, 1898, a fire destroyed the original Livestock Exchange Building, which had been constructed in 1887. However, the renewed strength of the St. Joseph Stock Yards Company, as a result of Swift and Company's intervention, allowed the immediate planning and construction of a new larger and better exchange building.

Figure Eight. The Livestock Exchange Building under construction, 1898
Source: St. Joseph News Press, December 10, 1895.



²¹ Ibid.

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The Stockyards Company hired St. Joseph's most prominent architect, E. J. Eckel, to design the new Livestock Exchange Building. Local contractor, P. P. Buddy, won the contract to construct the building. The importance of the Livestock Exchange in the day-to-day workings of the stockyards necessitated the Livestock Exchange Building's immediate replacement. Construction on the new building began before the end of 1898 and the building was officially dedicated on June 9, 1899.²²

The livestock exchange is "an association for encouraging the production of livestock and meat products, and for defense of all interests identified therewith against everything detrimental to honest trade."²³ The first livestock exchange was organized in Chicago in 1884; by the early twentieth century exchanges had been established in all of the primary and secondary livestock markets in the United States.²⁴ In the book The American Livestock Market, the author, Arthur C. Davenport, notes that, "Commission men, traders, railroads, telegraph companies, buyers of stock, banking and loan companies, and many other interests are housed in the exchange building."²⁵ As in other cities, the Livestock Exchange Building was the center of activity for St. Joseph's substantial railroad, livestock, and meatpacking industries. The 1910 St. Joseph City Directory lists the following businesses in the Livestock Exchange Building.²⁶

First Floor

St. Joseph Stock Yards Co.
St. Joseph Belt Railway Co.
St. Joseph Stock Yards Bank
South St. Joseph Branch Post Office
St. Joseph Terminal Railway Co.
Atchison, Topeka & Santa Fe Railway
Hannibal & St. Joseph Railroad Co.
St. Joseph & Grand Island Railway Co.
Missouri Pacific Railway Co.
Stock Yards Cotton & Linseed Meal Co.
Chicago, Burlington & Quincy Railway Co.

First Floor

Western Railway Weighing Association
Chicago Rock Island & Pacific Railway
U. S. Bureau of Animal Industry
St. Joseph Cattle Loan Co.
Western Union Telegraph Co.
Postal Telegraph-Cable Co.
Stock Exchange Cigar Stand

²² St. Joseph Daily Herald, June 9, 1899.

²³ Clemen, Rudolf Alexander. The American Livestock and Meat Industry. New York: The Ronald Press Company, 1923), p. 554.

²⁴ *Ibid*, p. 553.

²⁵ Arthur C. Davenport, The American Livestock Market, (Chicago: Drovers Journal Print, 1922), p. 27-28.

²⁶ R. L. Polk & Co., Saint Joseph City Directory 1910. (St. Joseph, Missouri: R. L. Polk & Co., 1910), p. 1004.

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Second Floor

Missouri Live Stock Commission Co.
Byer Brothers & Co. Live Stock Commission
Wilber H. Rosecrans, cattle broker
Johnson & Son Live Stock Commission Co.
Davis & Son Live Stock Commission
Charles M. Lee, notary
Knollin Sheep Commission Co.
Brawn & Wise, barbers
Kansas City Live Stock Commission Co.
Stewart & Durant Live Stock Commission
Hammond Packing Co.
Morris & Co.
Swift & Co.

Third Floor

J. Vinton Aikens, cattle broker
J. P. Emmert & Co., live stock commissioners
Crider Brothers Live Stock Co.
Maxwell, Spayde & Co, live stock commission
Russell Live Stock Commission Co.
James Runyan, brand inspector

Third Floor

Watts & Hartman, live stock commission
Gottlieb Hofmann, broker
William R. Roundtree, broker
C. M. Daily & Co, live stock commission
Prey Brothers & Cooper, live stock commission
Malcolm H. Gillett, broker
George Rockwood, broker
Joseph Baker, broker
George W. Spencer, broker
Jonathan H. Milby, broker
Nicholas & Gilchrist Live Stock Commission
Blanchard & Co., live stock commission
Clay, Robinson & Co., live stock commission
National Live Stock Commission Co.

Fourth Floor

Rowan Commission Co., brokers
Thomas P. Gordon
South St. Joseph Live Stock Exchange

On the day of the Livestock Exchange Building's dedication, free tours were held in the afternoon and a ticketed banquet was held in the evening. Both of the local papers reported on the events, but the most extensive coverage was included in the June 9, 1899 issue of the Saint Joseph Daily Herald. The Herald printed Eckel's architectural rendering of the building (Figure Ten), a narrative of the opening day events and the following description of the building.

The cost of the building amounts to \$125,000. It is four stories high and is constructed of pressed brick with stone borders. The roof is of slate with copper cornices and copper dome. It is a capacious structure and has room for 100 commission firms when all the apartments are completed. The second and third floors are now the only ones occupied by the commission men. There are at present twenty-five firms housed beneath the big roof.

The interior of the building is finished in polished oak and marble. The trimmings of the chandeliers, elevator cages and stairways are of japanned iron.

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The steps in front of the building lead to a magnificent rotunda, 80x80 feet covered by a skylight. This space contains the telegraph office, cigar stands and other conveniences.²⁷

In the section on St. Joseph in The State of Missouri: An Autobiography, which was published five years after the building was completed, the Livestock Exchange Building was hailed as "the handsomest and most convenient structure of its kind ever erected for the convenience of the live stock trade."²⁸

Between 1897 and 1900, the St. Joseph Stockyards Company was reorganized, three new packing plants were constructed, the stockyards were improved and expanded, and a new livestock exchange building was constructed. This sequence of events marked the true beginning of the era of success for St. Joseph as a livestock and meatpacking center. The rebirth of the livestock and packing industry in St. Joseph was covered extensively in the July 1900 special issue of the St. Joseph Journal of Commerce, which reported that,

The packinghouse district has been like the Phoenix of old, only it has not sprung from its ashes, but from the wreck it had fallen in 1896 and 1897. In the space of three years, it has grown from insignificance as a packing center to be one of the great factors in this line.... In 1897 came the great awakening of St. Joseph. In August of that year, Swift and Company, the great packers...broke ground for their new plant, followed almost immediately by Nelson Morris & Co. Almost eight months after these two great packers opened their plants for business, in March 1899, the Hammond Packing Company commenced work on their new plant...When in April 1900 they opened for business, people realized that St. Joseph was on a sound foundation having the three most modern packing houses in the world. The capacity of these mammoth plants are 5,000 cattle, 15,000 hogs, 10,000 sheep and 10,000 poultry daily.... The packing business in dollars in St. Joseph amounts to about one-half of the business transacted here yearly.²⁹

With Armour and Company's purchase of the Hammond Plant in 1912 and the Morris & Co. plant in 1923, St. Joseph could boast the presence of the two biggest meatpacking companies in the United States.³⁰

²⁷ Ibid.

²⁸ Williams, 291.

²⁹ "Descriptive of St. Joseph's Wonderful Industrial Progress, Special Illustrated Number," St. Joseph Journal of Commerce, July 1900.

³⁰ Logan, p. 142.

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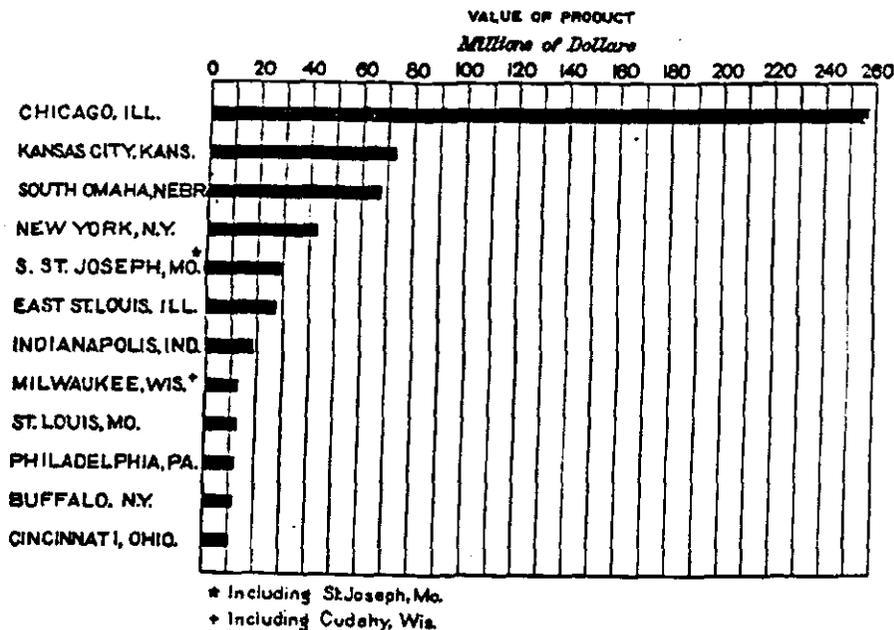
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The growth of the livestock and meatpacking industry in St. Joseph was reported in the Twelfth Census of the United States: Census Reports, Volume IX, Manufactures, Part III, which noted that "South St. Joseph, Mo., sprang into prominence between 1890 and 1900, and in 1900, with St. Joseph, produced 3.8 per cent of the total value of the product for the United States."³¹ As shown in the following table, (Figure Nine) which was published in the same census report, this growth catapulted St. Joseph to the place of fifth largest livestock market in the United States, a position it would maintain throughout the first half of the twentieth century. St. Joseph, like the other leading markets, was able to retain this position due to the domination of the industry in those cities by the "Big Five," the major meatpacking companies.³²

Figure Nine: Total Value of Livestock Production

Source Twelfth Census of the United States: Census Reports, Volume IX, Manufactures, Part III, p. 410.



³¹ Department of the Interior, Census Office, Twelfth Census of the United States: Census Reports, Volume IX, Manufactures, Part III. (Washington, United States Census Office, 1902), p. 393.

³² Jimmy M. Skaggs, Prime Cut: Livestock Raising and Meatpacking in the United States. (College Station: Texas A&M University Press, 1986), p. 88.

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The livestock and meatpacking business became St. Joseph's largest single industry in the early decades of the twentieth century, employing more than 4,500 area residents and greatly affecting the development of the city. As Rudolf Clemens, the author of The American Livestock and Meat Industry notes "the advent of St. Joseph as a packing center on a big scale meant the transformation of a city of sluggish life into a stirring, progressive city with a fast increasing population."³³ In particular, South St. Joseph blossomed in the early twentieth century, and the area around the stockyards quickly developed into its own self-contained city. (Figure Ten) Commercial and residential development around the stockyards boomed. Prior to 1898, South St. Joseph had a population of 1,000, but by 1927, the area's population had grown to more than 15,000.³⁴ Many of the new residents to South St. Joseph were immigrants from Eastern Europe who were employed at the packing plants and stockyards.³⁵

Figure Ten: Panoramic View of the St. Joseph Stockyards and South St. Joseph, 1927.
Source: St. Joseph Today, 1927.



The St. Joseph Stockyards, and the Packinghouses of Swift & Company and Armour & Company, as viewed from

³³ Clemens, p. 455.

³⁴ St. Joseph Chamber of Commerce, St. Joseph Today. (St. Joseph: Chamber of Commerce, 1927), center foldout section.

³⁵ Workers of the Writers' Program of the Work Projects Administration, p. 283.

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The highest total yearly receipts for the St. Joseph Stockyards were achieved in 1918 when 4,087,650 head of livestock were sold. The St. Joseph Stockyards exceeded 3 million head of livestock sold in 1919, and most of the years between 1951 and 1961. However, the gradual closing of both the Swift and Armour meatpacking plants in St. Joseph between 1965 and 1983 dealt a devastating blow to the stockyards and to the St. Joseph economy. The plant closings put tremendous pressure on the stockyards, because their business was almost totally dependent on slaughter animals to achieve their high livestock volume.³⁶ In a 1995 newspaper article, St. Joseph Stockyards Manager Ed Czerwein cited changes in transportation in the 1920s and the passage of the Packers and Stockyards Act of 1921 as the beginning of the decline for the nation's stockyards. He pointed out that the "packers had a controlling interest in the stockyards and were its biggest customers until 1921 when passage of the anti-trust Packers and Stockyards Act forced them out of the stockyards business."³⁷ As a result of these changes, the packers began to build smaller, rural plants and to buy directly from farmers. When the St. Joseph packing plants closed, farmers switched from marketing fat cattle that are ready for slaughter to feeder cattle that are brought up to market weight in feedlots. The St. Joseph Stockyards has been able to continue in business by shifting their focus to serve the feedlots rather than the meatpacking industry.³⁸

Although the volume of business is much lower today than it was during the twentieth century, the St. Joseph Stockyards is one of the only major stockyards still in business. The stockyards in Chicago, Kansas City and Omaha, St. Louis and Fort Worth are no longer in operation, and the livestock exchange buildings in those cities have either been demolished or converted to other uses. The St. Joseph building is the only one still functioning in its original capacity serving as the offices for the St. Joseph Stockyards Company and related businesses. Furthermore, the St. Joseph Livestock Exchange Building, constructed in 1899, was built before all of the other exchange buildings that are extant in the other major livestock centers. The Fort Worth and Omaha Livestock Exchange Buildings were constructed in 1902 and 1926 respectively; both are listed on the National Register of Historic Places. The Kansas City Livestock Exchange Building was built in 1911.

³⁶ Susan Mires, "The decline of an empire," St. Joseph News-Press, September 26, 1999.

³⁷ Deborah Birr, "Market Report: After 100 years, St. Joseph Stockyards endures," St. Joseph News-Press, December 10, 1995.

³⁸ *Ibid.*

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Architectural Significance

The Livestock Exchange Building is locally significant under Criterion C in the area of ARCHITECTURE as an example of the work of nationally prominent architect, E. J. Eckel, and as one of the most important buildings in St. Joseph, Missouri. E. J. Eckel is generally regarded as St. Joseph, Missouri's most important architect. During his sixty-five year career in St. Joseph, Eckel designed more than two hundred commercial, public, religious and residential buildings throughout the city. Many of these buildings were designed along with partners George R. Mann and William S. Aldrich, but some, such as the Livestock Exchange Building, were designed by Eckel alone. In addition, the firms of Eckel and Mann and Eckel and Aldrich designed numerous other buildings, including county courthouses, city hall buildings, schools and residences, throughout the Midwest.³⁹

Edmond Jacques Eckel was born in 1845 in Strasbourg and trained at the École des Beaux-Arts in Paris. In 1868, he immigrated to the United States and settled in St. Joseph the following year. Eckel arrived in St. Joseph during a period of prosperity and enormous growth, which is often referred to as the city's "Golden Age."⁴⁰ According to a biographical account, Eckel was enroute to Kansas City when his train was delayed in St. Joseph. The account further notes that

In those days trains stopped running Saturday night and waited until Monday morning to resume the schedule. At least that was the custom on this particular line. Because of this, however, St. Joseph, gained a much-needed architect and Kansas City lost one, for the young architect looked over St. Joseph and decided it was a good place in which to locate.⁴¹

For the first ten years of his residence in St. Joseph, Eckel worked independently and had several short partnerships with other local architects. However, in 1880, Eckel's partnership with George R. Mann began. Although their partnership would span more than twenty-five years, it was not without interruption; the two architects worked together between 1880-1885, 1887-1891 and 1902-1905.⁴² Some of the most acclaimed buildings designed by Eckel and Mann include the St. Joseph Union Station (1881-1882), the German American Bank in St. Joseph (1889), the Nodaway County Courthouse (1882) and the St. Louis City Hall, (1890-1904). These landmark buildings show the proficiency of the architects in executing a wide range of architectural styles.

³⁹ A complete listing of buildings designed by Eckel can be found in Appendix 5 of Toni Prawl's dissertation "E. J. Eckel (1845-1934): The Education of a Beaux-Arts Architect and His Practice in Missouri, pp. 588-618.

⁴⁰ Goodrich and Gentzler, p. 11.

⁴¹ "Buildings Designed by E. J. Eckel Stand as Monuments to His Hard Work Combined with Ability," St Joseph Gazette, May 17, 1931.

⁴² Prawl, p.188.

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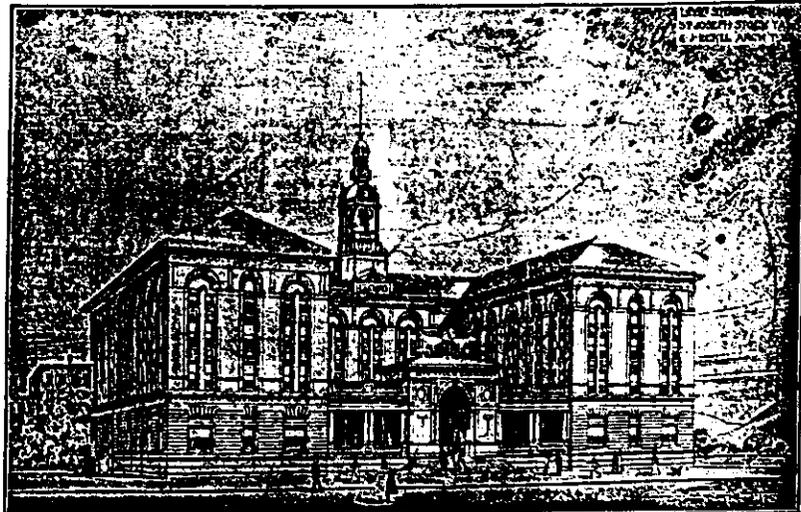
Union Station combines Romanesque Revival with High Victorian Gothic; the German-American Bank is classified as a mix of Romanesque Revival and Beaux-Arts; the Nodaway County Courthouse is Second Empire; and the St. Louis City Hall is described as French Renaissance Revival.⁴³

It was during one of the Eckel and Mann partnership's hiatus, between 1891 and 1902, that Eckel designed the Livestock Exchange Building. The original St. Joseph Livestock Exchange Building burned on November 20, 1898, and by the end of that same year, Eckel had designed the new building and construction had begun. In addition to the fact that Eckel was a very prominent architect in St. Joseph, he was probably chosen to design the Livestock Exchange Building because he was already working with the stockyards company, designing a hog barn and additional hog and cattle pens.⁴⁴

The four-story, brick and stone Livestock Exchange Building designed by Eckel features Neo-Classical styling. Consistent with Neo-Classical styling, the Livestock Exchange Building features rigid symmetry, Roman columns, a pedimented portico and a centrally-placed main entrance.⁴⁵ Furthermore, like most Neo-Classical buildings, the Livestock Exchange Building is monumental, both in terms of its size and scale and its importance in St. Joseph.

Figure Eleven:
Rendering of the
Livestock Exchange
Building

Source: St. Joseph Daily
Herald, June 9, 1899



STOCK YARDS EXCHANGE BUILDING.

⁴³ Prawl, p. 237, 271, 275, 279.

⁴⁴ Duane Thies, "Stockyard Nears 106th Year Anniversary," *St. Joseph Telegraph*, October 21, 1993.

⁴⁵ Prawl, p. 167 and Ward Bucher, (ed.) *Dictionary of Building Preservation*. (New York: Preservation Press, 1996), p. 303-304.

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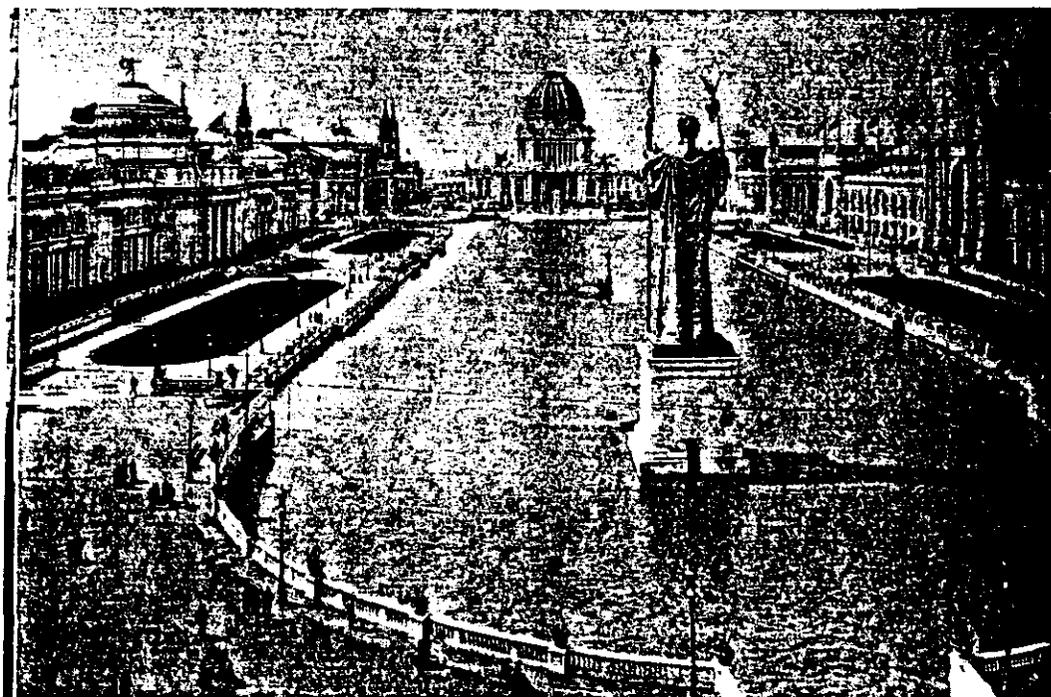
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As Toni Prawl notes in her dissertation on Eckel, "many buildings designed by Eckel during his solo career are Neo-Classical in character and are reminiscent of his student work at the École."⁴⁶ Other buildings designed by Eckel in the Neo-Classical style include two St. Joseph libraries, the main Public Library and a Carnegie branch, the Elks Club and the J. Burnett Collins Mausoleum at Mt. Mora Cemetery.⁴⁷

Figure Twelve: The Court of Honor, Columbian Exposition, 1893.
Source: A History of Western Architecture, p. 458.



The 1893 Columbian Exposition in Chicago and later the work of the architectural firm of McKim, Mead & White were largely responsible for the proliferation of Neo-Classical styling in the United States in the late nineteenth and early twentieth century. (Figure Twelve). As Carole Rifkind, the author of A Field Guide to American Architecture notes,

The Chicago Fair heralded America's expanded international presence - and for this new Imperial Age, nothing less would do than the style of Imperial Rome, brought

⁴⁶ Prawl, p. 361.

⁴⁷ Prawl, pp. 361-365.

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forward in time by academicians of the French École des Beaux-Arts, and practiced in American architectural offices and schools by a Paris-trained generation.⁴⁸

Thus, with his design for the Livestock Exchange Building, Eckel brought to St. Joseph the latest in architectural styling.

The Livestock Exchange Building in St. Joseph, Missouri is a locally and nationally significant building. It is an important reminder of the industry most responsible for the city's growth, the livestock and meatpacking industry, and of the architect who is most responsible for the city's built environment, Edmond J. Eckel. The St. Joseph Stockyards operates today on a much smaller scale than it did when the Livestock Exchange Building was constructed in 1899. However, the livestock industry and the business conducted at the Livestock Exchange Building were highly instrumental in the growth of St. Joseph into the fifth largest livestock market in the United States, and they continue to contribute to the economy of St. Joseph today. Furthermore, the Livestock Exchange Building is significant as the oldest extant exchange building of the major livestock trading centers in the country and as the work of one of the Midwest's most important architects.

⁴⁸ Carole Rifkind, A Field Guide to American Architecture. (New York: New American Library Publishers, Inc., 1980), p. 217.

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10. Geographical Data

Verbal Boundary Description:

Lot 1 of the St. Joseph Stockyards Exchange Building, a minor subdivision located in the SE 1/4 and NE 1/4 of Section 30, Township 57 North, Range 35 West in the City of St. Joseph, Buchanan County, Missouri

Boundary Justification: The current boundaries encompass the land historically and currently associated with the Livestock Exchange Building. They include all of the land associated with the property which retains integrity.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number Photographs Page 32

**Livestock Exchange Building
Buchanan County, Missouri**

Photographs

The following information is the same for all photographs:

Livestock Exchange Building
601 Illinois Ave.
St. Joseph, Buchanan County, Missouri
Becky L. Snider
September, 2003
Negatives on file with

Becky L. Snider Consulting LLC
507 South Garth Avenue
Columbia, MO 65203

List of Photographs

Camera Angles are indicated on the Photo
Key Map

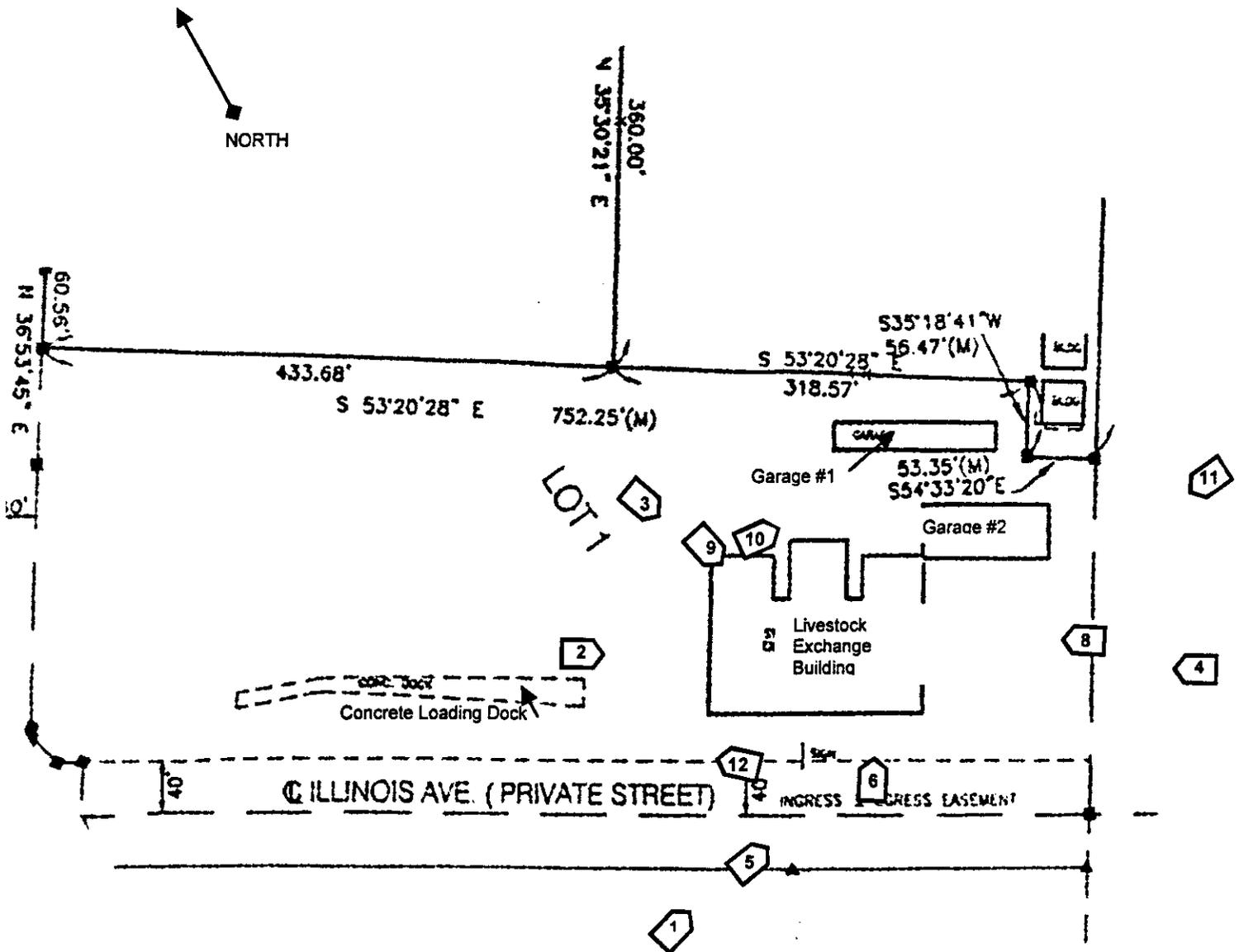
1. Front elevation, facing northeast.
2. West elevation, facing east.
3. Rear elevation, facing southeast.
4. East elevation, facing west.
5. Front entrance arch and porticos, facing northwest.
6. Cupola, facing north.
7. Skylight, facing south.
8. Window and cornice detail, east elevation, facing northwest.
9. Detail, rear elevation windows and fire escape stair, facing southeast.
10. Garage #1, facing east
11. Garage #2, facing southwest.
12. Loading Dock, facing west.
13. Interior, first floor, facing east
14. Second floor office doors.
15. Safe, second floor.
16. Ceiling, first floor rotunda
17. Staircase, first floor.

National Register of Historic Places Continuation Sheet

Section number Photographs Page 33

Livestock Exchange Building
Buchanan County, Missouri

Figure Thirteen. Photo Key Map - Site Plan.
Source: Plat of St. Joseph Livestock Exchange Building, 2003

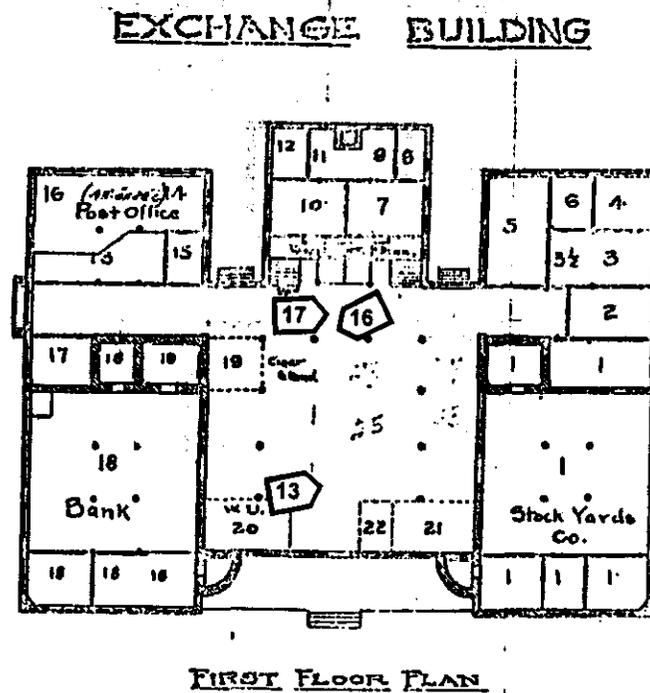
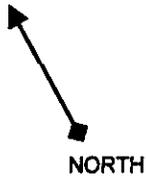


National Register of Historic Places Continuation Sheet

Section number Photographs Page 34

Livestock Exchange Building
Buchanan County, Missouri

Figure Fourteen: Photo Key Map - First Floor Plan
Drawn by: R. K. Hallett, 1921



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES

Bob Holden, Governor • Stephen M. Mahfood, Director

www.dnr.mo.gov

June 8, 2004

SEBIG, LLC
601 Illinois Avenue, Rm. 122
St. Joseph, MO 64504

Re: Livestock Exchange Building, 601 Illinois Avenue, St. Joseph, Buchanan County

Ladies and Gentlemen:

As you know the Livestock Exchange Building, 601 Illinois Avenue, St. Joseph, Buchanan County, Missouri was officially entered in the National Register of Historic Places on April 20, 2004.

We are pleased to provide the enclosed certificate in recognition of this honor and wish to commend you for your efforts toward the preservation of this significant historic building.

Congratulations and best wishes.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Mark A. Miles
Director and Deputy State
Historic Preservation Officer

MAM/cms

Enclosure: as stated

c: Mayor David Jones, City of St. Joseph
Mr. Robert Myers, St. Joseph Landmark Commission
Dr. Becky Snider, Preparer

Integrity and excellence in all we do



STATE OF MISSOURI
DEPARTMENT OF NATURAL RESOURCES
Historic Preservation Program

Livestock Exchange Building

St. Joseph, Buchanan County, Missouri
has been officially listed in

**THE NATIONAL REGISTER OF
HISTORIC PLACES**

April 20, 2004

National Park Service
Department of the Interior

*In recognition of the outstanding historical significance
of this property and to encourage its preservation,
we hereby affix our signatures*



Bob Holden

Bob Holden, Governor

Matt Blunt

*Matt Blunt
Secretary of State*

Stephen M. Mahfood

*Stephen M. Mahfood, Director
Department of Natural Resources
State Historic Preservation Officer*

STATE OF MISSOURI Bob Holden, Governor • Stephen M. Mahfood, Director
DEPARTMENT OF NATURAL RESOURCES

www.dnr.state.mo.us

May 4, 2004

SEBIG, LLC
601 Illinois Avenue, Room 122
St. Joseph, MO 64504

Re: Livestock Exchange Building, 601 Illinois Avenue, St. Joseph, Buchanan County

Dear Sir or Madam:

I am pleased to inform you that the Livestock Exchange Building, 601 Illinois Avenue, St. Joseph, Buchanan County, Missouri was listed in the National Register of Historic Places on April 20, 2004.

Enclosed is a copy of the official National Register listing from the National Park Service.

A certificate in recognition of this honor will be prepared and forwarded to you in the near future. If you have any questions, please do not hesitate to contact us at the State Historic Preservation Office, P.O. Box 176, Jefferson City, Missouri 65102 or at 573/751-7858.

Sincerely,

STATE HISTORIC PRESERVATION OFFICE



Mark A. Miles
Director and Deputy State
Historic Preservation Officer

MAM/ct

Enclosure: as stated

c: Mayor David Jones, City of St. Joseph
 Mr. Robert Myers, St. Joseph Landmark Comm.
 Dr. Becky Snider, preparer

Integrity and excellence in all we do



