

United States Department of the Interior
National Park Service

**National Register of Historic Places
Registration Form**

1. Name of Property

historic name n/a

other names/site number St. Joseph's Commerce and Banking Historic District [preferred]

2. Location

street & number Roughly bounded by 3rd, 9th, Francis, & Edmond Sts. [n/a] not for publication

city or town St. Joseph [n/a] vicinity

state Missouri code MO county Buchanan code 021 zip code 64501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [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 [] nationally [] statewide [x] locally. (See continuation sheet for additional comments [].)

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date 21 May 2001

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

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 [].

County and State

- _ buildings
- _ sites
- _ structures
- _ objects
- _ Total

the continuation sheets.

8. Statement of Significance**Applicable National Register Criteria**

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

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

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

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

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

Criteria Considerations

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

Property is:

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

☐ **B** removed from its original location.

☐ **C** a birthplace or a 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.

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1859-1950

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Eckel, E. J.

Boschen, Walter

(see continuation sheets)

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 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 # _____

Primary Location of Additional Data:

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository:

City Hall, St. Joseph, MO

Joseph's Commerce and Banking Historic District Buchanan County, Missouri
Name of Property County and State

I. Geographical Data

Acreage of Property Approximately 11 acres

JTM References

A. Zone 15	Easting 341022	Northing 4403280	B. Zone 15	Easting 341210	Northing 4403325
C. Zone 15	Easting 341210	Northing 4403410	D. Zone 15	Easting 341400	Northing 4403420

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.)

II. Form Prepared By

Name/Title Deon Wolfenbarger/Preservation Consultant
Organization Three Gables Preservation date November 18, 2000
Street & number 320 Pine Glade Road telephone 303/258-3136
City or town Nederland state Colorado zip code 80466

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

Check with the SHPO or FPO for any additional items)

Property Owner

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

Name Numerous owners
Street & number _____ telephone _____
City or town _____ state _____ zip code _____

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NATIONAL REGISTER OF HISTORIC PLACES
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St. Joseph's Commerce and Banking Historic District
Buchanan County, Missouri
Historic Resources of St. Joseph, Buchanan County, Missouri

SUMMARY

St. Joseph's Commerce and Banking Historic District is comprised of the extant core of the historic central business district of St. Joseph, Missouri. It is roughly bounded by Francis on the north, Edmond on the south, 3rd Street on the west, and 9th Street on the east (see accompanying map for exact boundaries). Felix divides St. Joseph north and south, and is the main east/west thoroughfare running through the district. A grid-system of streets run to the four compass points, and the commercial core is located on a generally level area bounded by the Missouri River on the west. Also located to the west are two National Register districts with significant collections of warehouse buildings. The Commerce and Banking Historic District is bounded on the other three sides by hills with residential districts of historic buildings, several of which are also listed on the National Register of Historic Places: Robidoux Hill, Cathedral Hill, Hall Street, and Museum Hill. Parallel parking is provided along the streets, and there are wide concrete sidewalks with curbs, light standards, stop lights at intersections, and alleys at each half block. There are a few street trees along Francis, and the edges of the district are defined by vacant lots and parking lots, most of which were formed by the demolition of historic commercial buildings. Most of the extant buildings in this district have a north- or south-facing elevation and have identical setbacks; i.e., all buildings are constructed to the edge of the property line along the sidewalks. Primary building materials are brick and stone. The ends of the blocks tend to be anchored with larger buildings with monumental appearances, and smaller two- to three-story buildings are situated in the center of the block. The anchor buildings are often three or more stories in height, and even if two-stories, have a frontage wider than one storefront along the street. On Francis Street, there are several monumental buildings that each take up an entire half block on the south side between Fifth and Seventh Streets, so that there is a continuous vertical wall of four-story or higher buildings for two large blocks. The vast majority of buildings in the district are the *commercial block* property type as outlined in Section F of the multiple property submission "Historic Resources of St. Joseph, Buchanan County, Missouri" (hereafter MPS "Historic Resources of St. Joseph"). These commercial buildings feature a distinction between the storefront level and the upper zone. Most of the storefront levels have large display windows flanking an entry which is generally recessed; if not recessed, the entry is usually elaborated with some architectural detailing. Second story windows are usually narrower than those on the first floor. Most also have flat roofs with symmetrically arranged facades. Within the boundaries of this district are three buildings and one district which are already listed in the National Register: the German-American Bank Building (11/24/78), the Corby-Forsee Building (3/27/80), the Missouri Theater and Missouri Theater Building (10/11/79), and the

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Missouri Valley Trust Company Historic District (revised 3/04/75 and now containing three contributing buildings; originally listed as the Market Square Historic District on 2/17/72). Within the boundaries of the proposed St. Joseph's Commerce and Banking Historic District, there are thirty-nine contributing buildings, thirteen non-contributing buildings, and six buildings previously listed.

ELABORATION

St. Joseph's Commerce and Banking Historic District comprises the majority of extant buildings in St. Joseph's historic central business core. The commercial center of St. Joseph historically covered a large area, with commercial buildings in St. Joseph extending south of Messanie. However, large urban renewal-type projects led to the demolition of many of St. Joseph's commercial buildings. Additionally, the scale, mass, character and style of the buildings in the southern portion of downtown were largely (with few exceptions) different from those which were found along Felix, Francis, and Edmond streets. One common characteristic of the buildings in the proposed Commerce and Banking Historic District is their physical orientation. The buildings south of Edmond generally face east/west, and have addresses on the north/south numbered streets. This feature helped to determine Edmond as the southern boundary of this district, since the extant buildings on Edmond still face north/south. In addition, the buildings in this district have common historical associations, with many banks, office buildings, and department stores located within its boundaries. Several buildings within the historic district were also designed by architects, and have architectural features which distinguish them from the more utilitarian buildings to the south. Architectural styles in the proposed district range from those found in the late Victorian era through those of the early twentieth century.

A list of the contributing and non-contributing buildings follows. Contributing buildings meet the property type description and registration requirements as defined in Section F of the MPS "Historic Resources of St. Joseph" for *commercial block* buildings.¹ These registration

¹Although the vast majority of resources are *commercial blocks*, there is also a *vernacular residential structure* and a *multiple family residential* within the proposed boundaries. These buildings also meet the registration requirements for these property types set forth in the MPS. Additionally, a church and theater (already listed) individually meet integrity and significance requirements for listing.

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requirements note that buildings of this type have commonly undergone alterations over the years. The registration requirements further define the allowable alterations as: windows which are blocked but which retain original recessions; additions which are clearly subsidiary to the main building; alterations to non-street facing elevations; and storefronts alterations as long as transom lines and other major storefront divisions are evident.² Information specific to each building is found in the following list, including: present address, secondary addresses in brackets (secondary addresses would be those found for storefronts along the side streets of the large corner anchor buildings), construction and significant alteration dates in parenthesis, and historic name(s) if known. A single building may have more than one address along its main elevation if it contains more than one business at the storefront level. The presence of unifying architectural details and materials on the upper stories serves as the determining factor as to whether or not storefronts are counted as single buildings or are grouped together as one. If applicable, each building is categorized by its property type as defined in Section F of the MPS "Historic Resources of St. Joseph." Non-contributing buildings may not fit into such categories, however. Additionally, there may be a few singular buildings which do not prescribe to existing property type categories. Also included is a brief description of each building, including architectural style if applicable. Lastly, the building's contributing/non-contributing status is listed. For non-contributing buildings, it is possible that the removal of later alterations would change the status of a building to "contributing;" these buildings are so noted in the text.

Edmond Street

- **620-624 Edmond.** (1889) Ballinger Building. Commercial block.
This four story brick commercial block building, designed by Joseph Bennett, could also be categorized as a "stacked vertical block" according to Richard Longstreth's The Buildings of Main Street (1987). Although four stories in height, the building has three distinct zones, none of which received more architectural emphasis than the other. There is a tall first story (now altered), a middle zone of two stories, and an upper zone of one

²Urbana Group, "Historic Resources of St. Joseph, Buchanan County, Missouri (amendment)," National Register of Historic Places, Multiple Property Documentation form, Section F, p. 26.

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story. The transom lines on the storefront are still evident, although presently covered with protruding panels. Separating the first from second story is a decorative tile course, and a simple stone course helps distinguish the third from the fourth floor. The front elevation has a slightly recessed central bay with center door and double windows. Engaged pilasters demarcate this central bay. Windows on the upper stories are single or paired, with the paired windows being slightly smaller and having small transoms. The windows are separated by slender, rounded brick columns with terra cotta detailing. All windows have stone sills and engaged columns with terra cotta coping above and between all the levels. On the east side of building, there are two oriel bays that extend from the middle of the first floor to the roof line. There are three windows on the three floors of each oriel bay. Other detailing includes scalloped brick moldings, engaged columns, terra cotta panels, and garland tile. **Contributing.** (See Photograph 17)

- **701 Edmond; also 113-117 S. 7th Street.** (1889; 1941) Commerce Building. Modernistic commercial block.

Two story yellow buff brick commercial block building retains integrity from its period of historic remodeling. There is an angled corner entry at the southwest corner with concrete surround. A high concrete foundation at the south end of the building disappears with the rising slope to the north on the west elevation. The first story windows, which are large single sash with three-pane transoms, have a continuous sill resting on the foundation, and concrete surrounds. The upper story windows also have a continuous sill course, but have no surrounds and are deeply recessed. These windows are six-over-six, except for the window above the angled entry which is eight-over-eight. Another concrete belt course separates the second story from the simple cornice, which is capped with concrete molding. **Contributing.** (See Photograph 18)

- **707 Edmond.** (1892; 1915; 1951; 1958) Commercial block.
This two story commercial block building has altered storefront and upper story clad with synthetic siding. Removal of upper cladding may reveal a contributing building. The off-center storefront has large display windows with brick kickplate and a bricked-in transom area. The upper story has non-original synthetic siding and a small, closed-down center window flanked by two larger windows. **Non-contributing.** (See Photograph 18).
- **709-711 Edmond.** (1898; 1962) Commercial block.

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This one story commercial block building has non-original synthetic siding; its upper story was removed in 1962. *Non-contributing.* (See Photograph 18).

- **713-725 Edmond (also 112-126 8th Street).** (1926) Missouri Theater & Missouri Theater building. Moorish Revival theater & Commercial block.
This large building complex constructed of buff yellow brick includes the theater on Edmond Street, and the complex of associated commercial block buildings on S. 8th Street. The details of the Theater complex are influenced by the Moorish Revival style. This portion of the building is divided into three main bays. Tall brick columns extend from the second to above the roof line at the third story and demarcate the three bays. Columns above the storefront cornice support Moorish arches, and decorative tile and brick work decorates the remainder of the upper stories. The central bay features a two-story recessed panel with semi-circular arch above. On the first story, a storefront awning rises to a low-pitched pediment over the central entry. On the east side of the Theater building is a complex of two story commercial block buildings. The addresses for these buildings are 719-725 Edmond, and 112-126 S. 8th Street. Here the storefronts have been altered, but retain their historic transom lines and storefront divisions. The small paned transoms have frosted glass and are non-historic, but the second story is particularly intact and highly decorated. The four-over-ten windows have elaborate terra cotta sills, and semi-circular arched lintels. A beltcourse separates the first from second story, and the second story from the cornice, which is topped with molded coping. Art Deco-influenced tiles decorate the corner of the buildings. *Already listed on the National Register on 10/11/79.* (See Photograph 16)

Felix Street

- **322 Felix (also 104 S. 4th Street).** (1902; 1963) First National Bank of St. Joseph. Neoclassical Revival commercial block.

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This "temple front" building of dressed-face stone incorporates Neoclassical Revival elements in the monumental facade which evoke the image of a Roman temple.³ Square engaged pilasters rise two stories to support a classically decorated entablature consisting of an architrave with molded cap, frieze of smooth stone, and cornice with dentil band beneath. The symmetrically arranged facade features an elaborated central entry framed with free-standing Tuscan columns supporting a classical pediment above. "National Bank of St. Joseph" is carved in the frieze band above the main entry door. The capitals of the columns and pilasters are decorated with egg and dart molding. Windows on the original portion of the north (main) and east elevations have semi-circular arched lintels with a decorative scrolled bracket serving as keystone. These deeply recessed windows have copper frames and blocks separating the first from second story, while the entry has an entablature separating the door from the semi-circular transom above. The rear addition (104 S. 4th Street; 1963) is also clad with dress-faced stone, and has simpler detailing subordinate to the original portion. *Contributing.* (See Photograph 12)

- **402 Felix.** (1859) Missouri Valley Trust Company Building. Italianate commercial block.
The highly decorated Missouri Valley Trust Company Building is one of the few remaining commercial buildings from St. Joseph's nineteenth century "Golden Age," as well as one of the few with high Victorian details. A "commercial block" building, as defined by the MPS "Historic Resources of St. Joseph," the two-story brick building features large areas of stone detailing -- in the corner quoins, the dressed-face blocks that separate each bay, the raised foundation, and the belt courses which distinguish each floor. The angled corner entry is also accentuated with an arched stone enframingent. The windows are particularly elaborated, with semi-circular arched lintels on the first story featuring stained glass transoms above. The second story windows also have semi-circular lintels featuring a circular transom set within. All windows have keystones. A projecting stone cornice serves as a beltcourse between the first and second stories, and has flattened modillions. A wide projecting cornice tops the second story as well, and features brackets. The building is further distinguished by virtue of its nearly intact

³"Temple front" is a classification utilized by Richard Longstreth in his The Buildings of Main Street (1987).

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interior, which includes elaborate wood detailing, tellers' windows, and bank vaults. *Already listed in the National Register*, originally as part of the Market Square Historic District on 2/17/72, revised as the Missouri Valley Trust Company Historic District 3/04/75. (See Photograph 12)

- **408-10 Felix.** (c. 1880) Italianate commercial block.
This brick, three-story "commercial block" has two storefront entries. The entry on 408 Felix is historic, while the storefront on 410 has been altered. However, the transom lines and storefront divisions are still evident, with its recessed entry and flanking windows. The storefronts are divided by engaged stone piers. Patterned bricks serve as imitative quoins on the second and third stories. The four-over-one windows on the second story have slightly arched radiating brick voussoirs slightly arched on the second story, while those on the third story have a full semi-circular window lintel of radiating brick voussoirs with keystones; decorative panels are above these windows. The building is topped with a decorative cornice. *Already listed in the National Register*, originally as part of the Market Square Historic District on 2/17/72, revised as the Missouri Valley Trust Company Historic District 3/04/75. (Partly visible in Photograph 12)
- **412 Felix.** (c. 1920) Commercial block.
This simple brick "commercial block" has two altered storefronts, but retains the transom lines and storefront divisions. The storefronts feature recessed entries flanked by display windows with metal frames and granite kickplates below. The transom area has been covered with corrugated metal panels. The three large windows on the upper story retain stone accents under sills, and have also been covered with corrugated metal. Brick detailing on the upper story includes rectangular panels offset by header and stretcher rows of brick; above corbeled bricks form pyramided brackets at the cornice line. *Already listed in the National Register*, originally as part of the Market Square Historic District on 2/17/72, revised as the Missouri Valley Trust Company Historic District 3/04/75.
- **SW corner Felix and 5th streets; 422-428 Felix; also 104-114 S. 5th Street.** (1902) Corby-Forsee Building. Georgian Revival commercial block.
Designed by architects Eames & Young (addition by Eckel & Aldrich), this thirteen story building fits the description of the large-scale "commercial block" as defined by the MPS

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"Historic Resources of St. Joseph," but could also be categorized as a "three-part vertical block."⁴ In this commercial property type, there is a lower zone of one or two stories which serves as a visual base for the dominant "shaft," or upper zone, topped with a distinct upper zone of one to three stories. The composition of the building thus compares to the divisions of a classical column: base, shaft, and capital. The Corby-Forsee building is thus classical not only in the derivation of its composition, but in its architectural features as well. The highly elaborate base of one-and-a-half stories is dressed with stone and tile. Floors two through nine, which are equivalent to the "shaft," are more restrained and feature simple one-over-one windows separated into bays by engaged brick pilasters rising the entire eight stories. A stone course then separates the upper zone of three stories, which features classically inspired moldings and decorations. The upper zone peaks with a projecting stone cornice featuring large brackets and semi-circular windows with keystones beneath. An additional story projects above this cornice. *Already listed in the National Register on 3/27/80. (See Photograph 19)*

- **502-506 Felix.** (c. 1880) Einbender's. Commercial block.
Four story building with non-original metal and fiberboard sheathing. Removal of this siding to reveal the original features beneath could alter this key commercial building's status to "contributing." *Non-contributing.* (See Photograph 19)
- **508 Felix.** (c. 1880) Commercial block.
Although the storefront has been altered and the second story windows covered, the transom lines and storefront divisions are still evident, and the fenestrations retain their recessed patterns as noted in the registration requirements for a "commercial block" building. The storefront has display windows with tile kickplates, and the transom area has been covered over with metal sheathing. Original brick cladding remains on the second through third stories. The third story windows are one-over-one-over-one, and arranged with a central grouping of three windows flanked by single windows on either side. A stone course serves as lintels, above which are three floral medallions. Another contrasting course with square panels serves to accentuate the cornice area.
Contributing. (See Photograph 19)

⁴Longstreth, p. 93.

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- **512 Felix.** (1974)
A partial demolition and major remodeling in 1974 have greatly altered this brick two story commercial building with flat roof. Recessed central entry is flanked by two sets of recessed windows panels on either side. Two groupings of three windows are on the second story. *Non-contributing.* (See Photograph 19).
- **515-517 Felix.** (1909) Lehmans. Commercial block.
At the time of this nomination, this three story commercial block building was in the process of siding removal. The second story windows are covered, but the fenestration openings are still evident. The altered storefront still retains its transom lines and storefront divisions as is required for registration in the MPS, and the third story windows are intact, as is the elaborate cornice. The storefront has recessed entry with large display windows with tile kickplates. The transom area is presently covered over. Brick piers separate the large window openings on the second story. Recessed panels of herringbone-laid bricks separate the second and third story windows. The recessed third story windows, in two groups of four, are one-over-one-over-one. Corbeled brick brackets form a cornice above. Terra cotta panels with classical floral motifs decorate the building, and an additional cornice of brick forms an architrave at the roofline. *Contributing.* (See Photograph 14).
- **516 Felix.** (1910; 1935; 1976-'77) Commercial block.
The removal of upper two stories and storefront alterations result in this brick commercial block's status as non-contributing, as the remaining portion is less than fifty years in age. *Non-contributing.* (See Photograph 19)
- **518-520 Felix.** (1915; 1934) Classical Revival commercial block.
This four-story brick "commercial block" building underwent alterations in the 1930s giving it a Classical Revival facade. The storefront has been altered, but the cladding and fenestration patterns on the second through fourth floors are extant from the 1934 remodeling. The present storefront has dual recessed entries, with the transom area bricked over. There are three windows above which extend in height for two stories, and are six-over-six-over-six-over-six-over-six. The windows are set within a very tall enframement with bracketed pediments above and turned spindles supporting the sills underneath. The fourth story windows are three-over-six, and the cornice features a

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Parthenon-inspired detail with classical columns supporting a small pediment. Corbeled bricks on the building corners mimic quoins. *Contributing.* (See Photograph 19)

- **519 Felix.** (1920) Block Brothers Clothing Store. Commercial block.
Non-historic siding has been removed, but the present condition does not retain enough integrity for listing. *Non-contributing.* (See Photograph 14).
- **521-523 Felix.** (1908) Plymouth Building; Block Bros. Clothing Company. Classical Revival commercial block.
A three story brick commercial building with terra cotta detailing at the storefront level and on the entablature cornice. The flat roof has a parapet edge capped with terra cotta molding. Storefront windows have been boarded over, but historic fenestration pattern remains, as do the kickplates and historic Luxfer glass transoms. Upper story glass block windows date from a 1930s remodeling. The corners are demarcated with terra cotta pilasters on the first floor capped with geometric square panels and swags below, while wide pilasters on the second through third story are topped with fret or Greek key panels. Smaller pilasters divide the remaining window bays on the second through third stories. Other classically-inspired features include egg and dart molding on the storefront level cornice. The building serves as an important corner anchor. *Contributing.* (See Photograph 14)
- **522 Felix.** (1892; 1922; 1972). Commercial block.
Formerly a four-story building, it is now only one story. The simple commercial block building has corrugated metal siding and a partly recessed storefront with large square corner support. *Non-contributing.* (See Photograph 19)
- **602-614 Felix.** (1917-'18) United Building; Townsend-Ueberrhein Clothing Co. Building. Neoclassical commercial block.
Designed by Eckel & Aldrich, this three story, brick and concrete Neoclassical commercial block building features classical engaged fluted columns which rise two stories in height and separate the storefront into bays. The capitals on these columns have acanthus leaves and flower rosettes as decorations. The intact storefront, which has two entries on the Felix elevation and one on the 6th Street elevation, have low concrete kickplates and divided display windows with metal frames. The interior back panels to

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the storefront display windows are also historic. Pressed metal separates the display windows from the transoms above. Each storefront bay has a grouping of three windows, featuring a large single sash window, flanked by one-over-one windows and topped with small transoms. Beneath the second story windows are panels with geometric decorations. The two story engaged columns support a full classical architrave, which also serves as the sills for the third story windows. The third story window arrangement mimics that of the second, but is surrounded with a molded concrete enframement. **Contributing.** (See Photograph 13).

- **615-619 Felix.** (1919/remodeled 1940). Woolworth's Store. Modernistic commercial block.
This two story buff yellow brick building is a "commercial block" with simple Modernistic detailing. The storefronts have been altered, but retain the storefront divisions and transom lines. The storefronts of 617-619 Felix have granite kickplates and recessed entries with glass display window. 615 Felix has been covered with wood. The transom areas are covered with vertical board. The second story windows are large one-over-one set in wood frames. The windows are arranged in two groups with six windows each. Modernistic detailing includes vertical and horizontal concrete molding, and brick headers patterned in a vertical designs within a diamond shape. **Contributing.**
- **616-618 Felix.** (1898; numerous alterations through 1969). Dixie Dress Shop; The Paris Club. Commercial Block.
The present appearance of building likely dates from a major remodeling in 1957 by "The Paris." The storefront has been altered, and its division patterns are not typical of earlier historic storefronts. Above the transoms is a tile enframement. The upper story windows are in two groups of threes and are multi-paned. The "Paris Club" is painted on the side elevation. With the passage of time, the facade alterations will become historic and this building's status could be changed to "contributing." **Non-contributing.**
- **620 Felix.** (c. 1900; numerous alterations through 1960). Dixie Dress Shop. Commercial block.
Removal of non-historic siding may reveal historic fabric beneath, making this building contributing to the surrounding historic district. Present recessed storefront entry has tiled surround. **Non-contributing.**

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- **622-626 Felix; also 106-110 S. 7th Street.** (1889) German-American Bank Building. Romanesque Revival commercial block.
This highly decorative six-story anchor building was designed by Eckel and Mann, with design assistance by Harvey Ellis. The Romanesque Revival commercial block is constructed of red brick with red sandstone detailing. Entries are heavy, Romanesque Revival arched with quarry-faced sandstone. The windows (not original) are deeply recessed, and some have round engaged brick columns supporting arched window openings. A historic metal circular fire escape is on the east elevation. *Already listed on the National Register on 11/24/78.* (See Photograph 17)
- **702-704 Felix.** (1912) Leeds Woolen Mills Co.; Newark Shoe Co. Shop. Neoclassical commercial block.
This three story, brick corner anchor building with Neoclassical detailing can also be categorized as a two-part vertical block as defined by Longstreth in his Buildings of Main Street. The lower zone is one story and serves as a visual base for the dominant "shaft," or upper zone. In this case, the upper zone is two stories high, and is treated as a unified whole. Although the storefront has been altered and some of the upper story windows covered, the historic storefront divisions and transom lines remain. Also, the recessed window opening are evident as per the MPS registration requirements. There is corrugated metal covering the kickplate area, and paneling covering the transoms and some of the upper story windows. The building is divided into three bays on the facade and five bays on the west elevation by square engaged pier pilasters, having a slender concrete base and large capitals formed by brackets. A concrete beltcourse divides the first from second story, and a large molded concrete architrave rests atop the brick columns, featuring molded overhanging cornice and dentil detailing. Above the architrave is a brick parapet with small, simple square inset panels. *Contributing.* (See Photograph 15)
- **706-708 Felix.** (c. 1915) Commercial block.
Although this two-story commercial block building retains its historic upper cornice, the remainder of the building does not retain enough integrity as outlined in the registration requirements of the MPS. However, removal of non-historic second wall cladding may reveal a contributing building. The storefront, also not original, has a wood pediment over the central entry and brick kickplates. *Non-contributing.* (See Photograph 15)

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- **710-712 Felix.** (c. 1915) New York Waist House Classical Revival commercial block. This two story commercial building designed by E. J. Eckel has original second story and cornice detailing. The storefront, although altered, retains its historic divisions and transom lines. There are slightly recessed double doors, and the storefront has been partly filled with brick. The classically-inspired details on the second story include Greek key or fretwork, egg and dart molding, dentils, garlands, and brackets supporting a widely overhanging cornice. There is a brick parapet above the cornice. Windows in three groups of two. **Contributing.** (See Photograph 15)
- **714 Felix.** (1927; 1953; 1963) Commercial block. This one-story commercial block building has non-historic storefront, and the upper level covered with wood paneling. Removal of upper cladding may reveal a contributing building. **Non-contributing.** (See Photograph 15)
- **716-718 Felix.** (1911) Neoclassical commercial block. This three story, brick commercial block building with Neoclassical detailing can also be categorized as a two-part vertical block as defined by Longstreth in his Buildings of Main Street. The lower zone is one story and serves as a visual base for the dominant "shaft," or upper zone. In this case, the upper zone is two stories high, and is treated as a unified whole. Although the storefront has been altered and the upper story windows are covered, the historic storefront divisions and transom lines remain. Additionally, the recessed window opening are evident as per the MPS registration requirements. The storefront windows are copper framed, and the kickplate and transom areas have been tiled. The three window openings on the upper levels, each with keystone, rise two stories high, and are divided by square brick columns having a base and capital. A very wide, overhanging cornice has large block modillions and brackets. A brick parapet rises above the cornice on the facade. **Contributing.** (See Photographs 15 & 16).
- **720 Felix.** (1883) Queen Anne commercial block. The facade of the two story brick commercial block building was recently rehabilitated under the city's facade improvement program according to historic documentation. Constructed for merchant Gottfried Zunkel. The storefront has a recessed entry with corrugated metal kickplates. The small transom windows are frosted glass. A projecting

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metal-sheathed cornice separates the storefront from the second story. The three windows above are one-over-one with fixed transoms above, and are separated by brick piers. A wide cornice above is capped with a triangular pediment. *Contributing.* (See Photograph 16)

- **722-726 Felix; also 106-108 S. 8th Street.** (c. 1885/ remodeled in 1910) Commercial block.

This large corner commercial block building anchors the east side of the district on Felix and 8th Streets. A 1910 designed by Eckel for H.W. Krug added a stucco covering that has been scored to resemble limestone blocks. Much of the storefront area is historic, including the transoms with small panes having metal frames. Later c. 1930 storefront alterations include Cararra glass cladding. 722 Felix has a recessed storefront entry with blue Cararra glass. The display windows on this storefront have unusual raised display shelves. 724 Felix has a recessed store entry with an arched lintel above. This storefront is clad with black Cararra glass; display windows here have copper frames. 726 Felix is at the northeast corner of the building, and has a corner entry with arched opening. The kickplate is corrugated metal, and the transom here has been covered over. 108 S. 8th Street, located on the east side of the building, has a black Cararra glass storefront and Cararra glass kickplate with large plate glass windows. The upper story windows are one-over-one and have segmentally arched lintels with a scored keystone. A slightly molded cornice line has recessed rectangular panels beneath. *Contributing.* (See Photograph 16)

Francis Street

- **501-511 Francis.** (1902) Donnell Court. Classical Revival commercial block. Designed by E.J. Eckel, this two story brick commercial block building has original storefront demarcations and transom openings, as well as a highly elaborate second story with original features. The corners of the building, storefront divisions, and entry frame are comprised of rectangular brick blocks giving a slight rusticated appearance from a distance. The front facade is symmetrical, with a protruding central bay on the first level with triangular pediment above having "Donnell Court" in the architrave area. Within the brick enframingent is a secondary recessed entry enframingent, with semi-circular lintel

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having a bracket serve as a keystone. This entry is flanked by two storefronts with covered transoms (although transom window frames remain). A overhanging metal cornice separates the first from second story and has dentils beneath on the facade, and wraps partly around the west elevation. Above are tripartite angled bay windows with closed-down transoms. The transoms and windows on the upper stories feature engaged metal columns as separations. The bay windows are grouped in twos, and each group is surrounded by elaborate floral tile. A very wide overhanging cornice has flattened decorative carved brackets and a dentil beneath. There are that are small circular vents at the attic level. The west elevation has an entry door way at the north. *Contributing.* (See Photograph 2)

- **502-514 Francis.** (1874/remodeled 1923) Pioneer Building. Georgian Revival commercial block.
The main portion of this brick Georgian Revival building is three stories, but there is a small upper story addition centered on the main (north) elevation which rises to a fourth story with a fifth story mansard roof. The eastern portion of the front elevation retains it original storefronts; while the remainder of the storefronts have been altered with higher brick kickplates and small, multi-paned windows. The historic transom lines are evident, however. The main entry has a broken scrolled pediment with stone columns. A large stone cornice separates the first story from the second. Five windows in the central portion are taller than the windows flanked on either side. The central portion of the facade, which has the additional floors above, is eleven bays wide; the two shorter wings on either side are three stories and three bays wide. Centered within the central portion are five semi-circular arched windows with keystones. The windows are six-over-nine and have simple stone sills. Those on the second story have stone lintels with keystones, while those on the stories above have flat arched brick voussoirs with keystones. A projecting cornice between the third and fourth story features dentils, and the fourth story cornice has a very wide entablature featuring metope and triglyph panels. *Contributing.* (See Photographs 1 & 5)
- **516-524 Francis.** (1923) Tootle Building. Classical Revival commercial block.
Although altered with non-original windows, storefront, and addition of fifth story, this Classical Revival commercial block retains its original storefront divisions, transom lines, and window openings. The storefront window areas are deeply recessed, but have been

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partly filled with granite panels. There is a metal awning on both elevations of this corner building. There are five bays on the first level of both elevations, with each bay on the second through fifth story having two windows except for the central bay, which has one. The smooth dressed-faced stone cladding features engaged square pilasters on the upper stories with acanthus leaf capitals and floral medallions above. Between the fourth and fifth floors (at the former roofline) is a very wide, overhanging cornice. The windows on all floors are not original. The central entry on the facade has free-standing columns supporting a flat architrave featuring egg and dart molding and dentils. Atop the architrave are engaged urns. The third story window above the central entry has a wrought iron balustrade for a shallow verandah. **Contributing.** (See Photographs 1 & 5)

- **513 Francis.** (1921) Provident Building and Loan Association Building. Neoclassical commercial block.

Also categorized as an "enframed window wall" by Longstreth, this Neoclassical two story building is clad in smooth, dressed-face limestone. Two story engaged columns with fluted sides combine features of Doric and Ionic capitals. The first story has a centered entry with sidelights and transoms, set within a larger enframement having another transom above. Glass on the first story, including the display windows, is etched frosted glass. Classical garlands decorate the cornice band separating the storefront from the upper story. A central medallion in this cornice features the initials of the Building & Loan Association. Windows on the second story are four-over-one and are set within a solid band of seven. The east elevation has four windows on the first level filled with glass block, and one window on the second story at the north end has been closed down with different stone material. A wide entablature with projecting cornice rests atop the columns and features a dentil band. **Contributing.** (See Photograph 3)

- **602 Francis.** (1909) Townsend, Wyatt, and Wall Department Store Building. Classical Revival commercial block.

Designed by Walter Boschen, this five story brick Neoclassical commercial block building features nearly intact storefronts from the historic period, as well as stone and terra cotta detailing. The first story, taller than the others, has stone facing columns topped with urns which separate the storefront bays. The entry opening on the west elevation is original, featuring classical columns, although with non-historic doors and canopy. Transoms on both elevations are historic and have are small, multiple panes.

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The lintel are of each storefront bay has classical swags. The multi-door entry on the north also has a metal canopy. The storefront windows have stone kickplates. The wall cladding on the second through fourth stories is brick. Windows on the upper stories are eight-over-eight; those on the second story have a fluted lintel featuring a classical swag and corner floral medallions. The third and fourth story windows have flat arched voussoirs; all windows have simple stone sills except for those on the fifth floor, which have a continuous stone sill band. The fifth story windows also have lower wrought balustrades, and in between every two windows is a medallion with swags. The roof edge has a projecting cornice with dentil band. **Contributing.** (See Photographs 4 & 6)

- **612-626 Francis.** (1923) Kirkpatrick Building. Classical Revival commercial block. Also designed by Walter Boschen, this four story brick commercial block building has many classically inspired details. Some storefronts have been altered, although all retain the original transom lines and storefront demarcations. Separating each storefront are smooth, dressed-faced stone piers. The elaborated central entry on the facade has engaged columns surrounding a Moorish arched opening flanked with floral spandrels. Swags, acanthus leaves, and urns are also incorporated into the highly decorative entry. "Kirkpatrick Building" is incised into the architrave. The second story window above has engaged columns topped with urn finials and supporting and cartouche pediment. The central bay windows on the east elevation, and those on both ends of the main facade are also highly decorated with similar columns, urn finials, and cartouche pediments. Second story windows have acanthus leaves and shell, three part tiles. Windows are four-over-four and resemble casement windows. The third and fourth story windows have stone lug sills. The lintels above the second and fourth story windows have floral motifs, with an additional central medallion on the fourth story lintels. A projecting cornice with egg and dart molding tops the roofline. There are large broken pediments at the parapet edge which have highly elaborate cartouches flanked by scrolled brackets at both ends of the facade and the center of the east elevation. A smaller cartouche tops the central bay on the facade. **Contributing.** (See Photographs 4 & 6)
- **711-715 Francis.** (1915) Commercial block. This two story brick commercial block building has classically-inspired elements expressed in corbeled brick. The building has two storefronts with an additional central entry leading up to the second story. The storefronts retain their original divisions, but

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have been partly covered in the transom area and the central entry. Additionally, the kickplates are either non-historic brick or wood. Brick dentils are beneath a continuous sill of header bricks for the second story windows. The one-over-one paired windows in the second story are enframed with a header brick row having a brick entablature with dentils. Brick columns rise slightly above the roof edge, which has corbeled brick details and a tile coping. A firewall separates this building from the nearly identical one to the east; because of the slight slope in the street, however, the cornices at the storefront level do not align. **Contributing.** (See Photograph 9)

- **717-721 Francis.** (1915) Commercial block.
Virtually identical to building on the west, this two story brick commercial block building has classically-inspired elements expressed in corbeled brick. The building has two storefronts which retain their original divisions, but have been partly covered in the transom area. One storefront window has been replaced with multi-panes. Brick dentils are beneath a continuous sill of header bricks for the second story windows. The one-over-one paired windows in the second story are enframed with a header brick row having a brick entablature with dentils. Brick columns rise slightly above the roof edge, which has corbeled brick details and a tile coping. A firewall separates this building from the nearly identical one to the west; because of the slight slope in the street, however, the cornices at the storefront level do not align. **Contributing.** (See Photograph 9)
- **714-716 Francis.** (1904) Classical Revival commercial block.
Designed by E.J. Eckel for William and Henry Krug, this two story brick commercial block has a virtually intact storefront level which includes decorative and rare (for St. Joseph) transom details. The building has two storefronts, each with recessed entry door flanked by display windows. There is also a centered recessed entry leading to the second story. The multi-part transom over each storefront is stepped, and each section has triangular and diagonal panes. Floral tiles complete the accentuation of the original transom area. The kickplates are smooth granite, and are probably not original. Below the second story windows, there is a scrolled sill with egg and dart type molding beneath. The second story windows are in two groups of five, and are one-over-one with transoms above. Slender engaged columns separate each window. A widely projecting metal cornice is set beneath the roof edge, and has flattened scrolled brackets. The brick

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parapet edge of the roof has circular decorations. Tile scrolls decorate the two groups of five windows. **Contributing.** (See Photograph 8)

- **718-720 Francis.** (1910) Classical Revival commercial block.
This two story commercial block building is clad with buff brick. The storefronts have been altered, but the building retains its historic storefront divisions and transom lines. There is one recessed entry flanked by display windows, with black Cararra glass kickplates and tan Cararra glass in the transom area. An additional portion of the transom area has been filled-in with buff brick. A continual span of one-over-one windows are on the second story, each with a transom. Each window in the band is separated by a slender engaged wood column. A very deep overhanging metal cornice up above, similar to the adjoining building on the west, has a dentil band and flattened brackets. **Contributing.** (See Photograph 8)
- **722-724 Francis; also 124-126 N. 8th Street.** (1904) Krug Building. Queen Anne commercial block.
This three story brick Queen Anne building has a faceted oriel bay on the northeast corner, at the intersection of Francis and 8th Streets. The corner entry has the copper-clad oriel bay with copper window surrounds. There is a continuous stone sill belt beneath the second story windows. The storefront area has had a few alterations, but retains its patterned brick courses. Entries on the main facade have semi-circular arched lintels with keystones, and are deeply recessed. Engaged brick columns with Ionic capitals extend from the second through third story and divide the elevations into bays. Windows on these floors are one-over-one, paired, with a single transom joining the pair. The storefronts on the east elevation have original recessed entries, wood bulkheads, and glass transoms. Classical Greek key or fretwork panels surround the openings. **Contributing.** (See Photograph 8).
- **723-727 Francis.** (1918) Classical Revival commercial block.
This three story combination commercial and residential building may be a rare property type in St. Joseph. Although most commercial block buildings have a strong distinction between the lower storefront level and the upper level, the features in this building are even more residential in character. The storefronts have been altered, although they retain their historic storefront divisions and transom lines. There is non-historic brick

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infilling the kickplate areas, and the transoms have been covered. The recessed entries with display windows remain. There is a metal molded cornice separating the first story from second story. The second and third stories have windows smaller than most commercial buildings, reflective of the residential use. Also, a door flanked by windows leads to a small verandah porch for each apartment unit. Windows vary from small four-over-one to larger six-over-one; all have radiating flat arch brick voussoirs with keystones and lugsills. A wide overhanging metal cornice up above supported by carved brackets. Additional apartment porches are on the east elevation. Due to changes in slope, the first level on the east elevation is lower to the north. An entry with classical surround is at the rear on the east, and is addressed 208 N. 8th Street. **Contributing.** (See Photograph 10)

- **801-803 Francis.** (1914) St. Joseph Water Company; Stewart-Faxcett Cigar Co.
Classical Revival commercial block.
This two story brick Classical Revival commercial block has two storefronts with an additional central entry bay leading to the upper stories. The storefronts have been altered, but retain their original storefront divisions and transom areas. The central recessed central entry has a stone semi-circular arched label lintel, topped with an elaborate scroll. 801 Francis' storefront has a tile kickplate, and transom with small glass panes. 803 Francis' storefront has a boarded-over transom and non-historic brick kickplate. The one-over-one windows on the second story have a continuous stone sill and flat radiating arched brick voussoirs. A few windows have been boarded over, and the others have their sashes covered. A very wide overhanging cornice has flattened modillions and brackets at the ends and in the central bay. Engaged brick columns are beneath the brackets on the second story, and have classical tiles above and below. There is a rear addition with features virtually identical to that on the front. There is a door at the north end with a hip roof pediment up above. The wide cornice on this side lacks the modillions of the original portion. **Contributing.** (See Photograph 11)
- **807 Francis.** Commercial block.
This one story commercial block building has been covered with Drivet. There is a recessed central entry with semi-circular arch panel above. A wide projecting cornice has also been covered with stucco. **Non-contributing.** (See Photograph 11)

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- **809-811 Francis.** (1905) Spanish Revival commercial block.
This one-story brick commercial block has two storefronts with some alterations. They each have recessed entries, flanked by large display windows with granite kickplates below. The transom lines are evident although the transoms have been closed-down with wood. A herringbone brick pattern on the side enframingent has glazed colored tiles for decoration. A very wide, overhanging wood cornice with carved brackets has a shed roof of red tile. **Contributing.** (See Photograph 11)
- **813 Francis.** (1887) Commercial block.
This simple two story masonry commercial block building has Victorian era window detailing. The storefront configuration features an off-center recessed entry with display windows on the east. The transom area retains its original divisions but has been covered. The second story four-over-four windows have segmentally arched radiating brick voussoirs with keystone. A metal cornice is above. **Contributing.** (See Photograph 11)
- **815 Francis.** (1914; 1958) Boder Building. Commercial block.
This simple two story brick commercial block building has had alterations, but retains its original storefront division, transom lines, and fenestration patterns. The altered storefront does retain historic multi-paned transoms. The brick windows, partly infilled, retain radiating arched brick voussoirs. There are also star iron ties. **Contributing.** (See Photograph 11)
- **817 Francis.** (c. 1910) Commercial block.
This two story brick commercial block building has a second story oriel bay window. The storefront has been altered, but it retains its original divisions and transom lines. There are non-historic brick bulkheads, and the transoms have been covered, although they retain their original frames. The cornice separating the first from second story has egg and dart molding. The three-sided oriel window has a curved bottom and one-over-one windows. **Contributing.** (See Photograph 11)

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6th Street

- **107-111 S. 6th.** (1892) Thomas Weigel and Sons Furniture Co. Italianate commercial block.
Designed by E.J. Eckel for George Hoagland, this building can also be categorized as a three-part vertical block per Longstreth's The Buildings of Main Street. The four story brick building has an altered storefront, which serves as the base of the building, and a nearly intact upper three stories. In this building, the second and third stories served as the "shaft," and the fourth story as the upper zone. The storefront has been partly infilled, and has an off-center recessed entry. The transoms have also been covered over. The highly elaborate upper stories feature two story brick pilasters dividing the building into bays. Tall windows in groups of threes form the outer bays, while single windows with a semi-circular radiating brick arched voussoirs with keystones are in the center two bays. Terra cotta floral files fill the semi-circular arches. Copper molding entablatures are above the third story outer bays. Round brick columns on fourth floor separate it into three main bays, with a gable dormer over the two outer bays. A steeply-pitched shed roof, mimicking the facade of a mansard roof, tops the fourth floor and has copper spires, gutters, and detailing. **Contributing.** (See Photograph 13)

7th Street

- **201-207 N. 7th.** (1877) Christ Episcopal Church. Gothic Revival church.
Designed by Stigers, Boettner, & Eckel, this brick Gothic Revival church has a prominent three story corner tower with addition fourth story spire roof. The sanctuary has a gable roof with ridge line parallel to Francis Street, and parapet edge on the west. Gothic arches, some with stone labels and other with header brick voussoirs, mark the windows and entry doors. The deeply recessed main entry, with steps having stone balusters, have carved wood doors. The main portion of the church sits on a high foundation on the south side. The fenestration of this level has segmentally arched openings. There are also brick buttresses on this elevation, and the large stained glass windows have been covered with protective panels. The entry door on north addition of the church has stained glass sash and a stained glass transom above. There is an oriel on the east side

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into the alley with elaborate detailing and copper cladding. **Contributing.** (See Photograph 7)

- **213-215 N. 7th.** (c. 1868 & 1906) Scott-Spratt House and Commercial Building. Vernacular residential structure and Commercial block.
This building is the combination of two main portions -- a c. 1868 house at 215 N. 7th, and an attached brick commercial building (1906) at 213 & 213 ½ N. 7th. Although counted as one building, the two separate portions are clearly distinct. The two story brick commercial building on the south has storefront transoms appear original, but the doors are non-historic. The windows are one-over-one; projecting cornices separate the first from the second story, and at the roof line as well. The attached brick two story house, 215 N. 7th, is north of the commercial building and is set back further from the street. The side gable, two-story house has had an early twentieth century porch added, having a flat roof with tapering classically-inspired columns set on stone piers. The first story entry door has sidelights and a transom. The second story windows are one-over-one with decorative shell motifs in iron lintels. There is a rear frame addition. **Contributing.** There is a two-story brick carriage house to the rear which also **contributing.**
- **109-111 S. 7th.** (c. 1920) Commercial block.
This simple two story brick commercial block building has some alterations, but retains its transom lines, historic storefront divisions, and window patterns on the second story. The double leaved recessed entry has a partly infilled storefront, and covered transoms. The windows have been covered with fiberboard, but the division of three large bays is still evident. A wide cornice band above has a simple corbeled brick cornice. **Contributing.** (See Photograph 18)
- **114 S. 7th.** (c. 1910) Monroe Club. Commercial block.
The original glazed brick historic cornice remains on this commercial block building, but the remainder of the upper story is covered with Drivet sheathing. Coupled with storefront alterations, this makes this building "non-contributing." However, removal of the second story sheathing may reveal a contributing building. **Non-contributing.** (See Photograph 17)

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- **116 S. 7th.** (1895) Missouri-Kansas Telephone building. Classical Revival commercial block.
Designed by E.J. Eckel, this elaborate brick building has original features on the second and third stories, and storefront alterations from the 1930s. The first story has an angle angled recessed entry with Modernistic-inspired decorative painted glass. There is Cararra glass on the kickplate, and a glass block transom over doors. Buff colored brick clads the upper stories. Engaged square columns with Ionic capitals separate the facade into three bays. The deeply recessed windows are one-over-one with transoms above. Separating the windows and transoms are slender metal columns, also with Ionic capitals. The window enframingent in general is highly elaborate, with metal spandrels. Brackets decorate the third story cornice, and a classical triangular pediment at the cornice line contains the words "Telephone Building." *Contributing.* (See Photograph 17)

8th Street

- **210 N. 8th.** (1917) The Mertland. Neoclassical multiple family residential.
Regionally referred to as a "colonnaded apartment building" property type, the three story brick building's facade is dominated by the large fluted Ionic columns, set on massive brick piers, extending two-and-a-half stories in height. They support a full entablature which has a wide overhanging cornice. There is a central entry with apartment units on each side. The first floor portion has brick balustrades. Two circular -- patios come out in two semi-circles, wide architrave up above out of metal. The upper story porches have semi-circular floors; some have original turned wood spindles, although many are replaced. Entry doors to the units are flanked by two small windows, then two larger windows on either side. Windows have flat stone sills. *Contributing.* (See Photograph 10)
- **110 S. 8th.** (1934) Mrs. Stovers' Candies Building. Modernistic commercial block.
This small commercial block building has its upper portion clad in black Cararra glass. There is a recessed entry with large display windows having metal kickplates beneath. *Contributing.* (See Photograph 16)

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SUMMARY

St. Joseph's Commerce and Banking Historic District is significant under Criterion A in the area of *commerce* and under Criterion C in the area of *architecture*. The district comprises the extant core of the historic central business district of St. Joseph, Missouri. The historic contexts outlined in the Multiple Property Documentation Form "Historic Resources in St. Joseph, Buchanan County, Missouri" and subsequent amendments clearly establish that a variety of commercial activities fueled the city's growth during its "Golden Age." The contexts, "Wholesale Distribution in St. Joseph, 1866-1914;" and "Queen City of the West: Commerce in St. Joseph, ca. 1865-1929" also show that commerce continued to sustain St. Joseph's economy for several decades thereafter. St. Joseph was one of the country's key commercial centers from the mid to late nineteenth century up through the Great Depression. Its role as one of the nation's largest wholesale distribution centers, in particular, brought prosperity to the city on the Missouri River. A regional as well as national center of commerce, there was naturally a wide range of commercial operations in St. Joseph. The commercial buildings associated with these enterprises thus represent a range of commercial building types, depending upon the means and tastes of the business owners as well as the buildings' intended uses. As befitting a nationally prominent commercial center, many buildings are architect-designed and are high-style representatives of various popular styles from their period of construction. Other buildings which housed smaller local businesses are simpler and are typical of vernacular commercial construction found throughout the country. Although St. Joseph was one of the prominent commercial centers in the United States in the late nineteenth century, most of the extant buildings in the central business core date from the early twentieth century. This undoubtedly is representative of the wealth that remained in the community for several decades after St. Joseph's "Golden Age." Although the wholesaling industry was in the beginning stages of its decline after the turn of the century, the individuals and companies of St. Joseph that had built up wealth in the previous decades were desirous of maintaining an "up-to-date" image for their city. Thus many Victorian-era commercial buildings were replaced with the classical revival styles popular in the early twentieth century. There are thirty-nine contributing buildings, thirteen non-contributing buildings, and six buildings already listed on the National Register within the proposed boundaries of the Commerce and Banking Historic District. The period of significance for the district extends from 1859, the construction date for the oldest extant commercial building in the district, through 1951, the arbitrary cut-off date for National Register eligibility.

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ELABORATION

History

Joseph Robidoux filed the town plan for St. Joseph in July of 1843, naming the town after his patron saint. He considered plans from two surveyors, and eventually settled on the one drawn up by Frederick W. Smith. Simeon Kemper's plan, not selected, had wide streets and parks. Smith on the other hand, planned for narrow streets; perhaps hoping to increase his chances for selection, he also named the east/west streets after Robidoux's many children. Thus the main roads in the extant commercial core of St. Joseph bear the names of Felix, Francis, and Edmond. Robidoux is credited for selecting Smith's plan not out of sentiment, however, but out of calculated business sense. He wanted to sell as much of his land as possible, and "not give it away in streets." The Original Town plat was located in the lower elevation of the valley formed by the bluffs on the north, east, and south of Robidoux's original ferry and trading site.

Commerce

The commercial core of St. Joseph was always close to the Missouri River. Joseph Robidoux's ferry was just below Francis at the Missouri River, and the east/west street to the north, Jules, was the location of the steamer docks. In the Original Town plat, certain blocks were donated for public purposes, such as a "Public Church," a "Public School," and a "Catholic Church." The west half of Block 31 (bounded by 3rd, 4th, Charles, and Sylvania) was set aside for a public market and was designated the "Market Square." Located two blocks from the river, it was a natural commercial center around which the new town developed. Businesses sprang up around the Market Square area; some of the earliest were located west on Water, Main, 2nd, and 3rd Streets in areas now covered by the river, Interstate 229, and recent urban redevelopment projects. Other merchants constructed buildings on the east half of Block 31. Professional men had offices on the upper floors of these buildings, or residential quarters were located there. A map from 1868 shows that the Market Square and its immediate surroundings were completely developed, with a mixture of uses varying from residential to dry goods, hardware, and wagon businesses.

While houses were constructed adjacent to places of commerce during the early settlement period, this shortly changed as the commercial core became progressively more valuable. This forced out residential use and led to a rebuilding of newer commercial buildings in their place, while residences began to be constructed on the bluffs. The valley was then turned over to

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purely commercial enterprises, and its use has remained basically the same for over 125 years. The only commercial building remaining from this early period of commerce is the Missouri Valley Trust building at 4th and Felix.

Commercial growth was naturally halted during the Civil War, but the city made a quick recovery afterwards. During the first two years after the war, there were 3,000 buildings constructed in St. Joseph, and this rapid growth continued unchecked until the nationwide financial panic of 1873. The commercial core continued to expand from the original Market Square area to the east and south, and its appearance was typical of densely-packed urban streetscapes of the late nineteenth century; i.e., block buildings filling the lot to the street edge with no set-back. The city made several progressive strides which encouraged commercial growth in the years after the war. The railroad network, begun in 1859 with the Hannibal & St. Joseph, was greatly expanded in the years after the Civil War; roads were improved; and sewers were installed. Many brick business buildings were constructed "uptown."¹

A combination of several fortuitous factors, described more fully in the MPS "Historic Resources of St. Joseph, Buchanan County, Missouri," fueled an almost unrivaled growth of the wholesale distribution industry in St. Joseph. The city eventually became one of the nation's leading wholesale and jobbing centers in the United States. The warehouses and manufacturing buildings associated with these industries have already been recognized with three National Register listings -- the Wholesale Row Historic District, the South Fourth Street Commercial Historic District, and the Central/North Commercial Historic District. However, these districts contain primarily warehouse buildings associated with the wholesale distribution industry; these were by no means the only commercial enterprises in town. In addition to dry goods wholesalers, the meat packing industry and pharmaceutical drug companies were among the many prominent commercial activities that provided impetus to the economic and commercial growth of St. Joseph. These in turn necessitated a large number of other commercial establishments to service not only the needs of day-to-day living of St. Joseph's citizens, but those of a much larger regional and even national area of influence.

¹Chris L. Rutt, History of Buchanan County and the City of St. Joseph and Representative Citizens (Chicago: Biographical Publishing Co., 1904) p. 77-78.

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Naturally associated with the wealth of St. Joseph's wholesale industry and other commercial enterprises were the requisite banking facilities. Unlike many other early western communities, where money was scarce and thus lent out at extremely high rates of interest, St. Joseph was able to rely on its own resources from nearly the beginning of its period of commercial expansion. Although St. Joseph had its share of "wildcat" episodes, by the 1880s banking conditions had settled down.² The city was home to many regionally prominent banks such as the Bank of the State of Missouri, Buchanan Bank, A. Beattle & Company, German Savings Bank, Calhoun Bank, First National Bank, Bank of St. Joseph, Saxton National Bank, German-American Bank, the Commercial Bank, and Tootle, Lemon, and Company; there was obviously little need for foreign or outside capital in the city. Several of these banks were successful up through the twentieth century, and some still have associated buildings remaining in the proposed historic district.

The financial panic of 1873 slowed commercial growth in St. Joseph for a short period, but rapid economic growth returned shortly thereafter. When local wealth increased again in the decades after the panic, new banks were formed and existing banks renovated or moved to new locations. The Missouri Valley Trust Company organized in March 1889, and the Tootle, Lemon, and Company Bank moved to new housing at 6th & Francis Streets that same year. By the turn of the century, St. Joseph was one of the wealthiest cities for its size in the United States.³ Three of its banks were national, and six were organized under state banking laws. Personal wealth increased among the upper class in St. Joseph, and the town was known for solid credit and uninflated real estate values.⁴

As noted, the factors which combined to perpetuate commercial growth in St. Joseph are presented in the MPS "Historic Resources of St. Joseph, Buchanan County, Missouri." Among the more important was the opening of the Missouri River Bridge in 1873, which led to an increase in the number of railroad lines servicing the city. Several more railways were added to

²Leonard R. Eaton, Gateway Cities and Other Essays (Ames: Iowa State University Press, 1989), p. 35.

³Barbara Clark, "The Golden Age in St. Joseph" (n.p.), n.d.

⁴Ibid.

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the city in the late 1880s, but by this time, St. Joseph's business center was already a fully developed bustling center of commerce. Thus, although the rails were constructed to provide service to the commercial core, physically they tended to skirt the commercial core. Lines followed the river bed adjacent to the business center of town, but for the most part were located south of the original river-oriented complex. The location of passenger stations and freight depots to the south began to slowly direct some of St. Joseph's commercial growth in that direction. Business and financial leaders eventually became concerned about this deflection of the city towards the south and east.⁵ New industries were constructed south of the central core, but still others continued to be built next to the commercial center near the river. The central business core was thus firmly established in the valley of Robidoux's Original Town and would remain in place through the next century in spite of increasing pressures to expand south and east. Business construction continued in the central core of the city, with new buildings built on the site of previous construction. Sometimes these new commercial buildings replaced ones destroyed by fire, such as when the old Odd Fellow's Hall and Hax's furniture store at 5th and Felix burned and were replaced by the new Faulhaber, Bergman and Stone buildings.⁶

A nationwide wave of real estate speculation hit in the mid-1880s. Although real estate values rose in St. Joseph, there was not quite as much speculation as in some other cities in the United States; however, the decade saw an increase in the amount of outside capital that was attracted to the city. The commercial and warehouse construction of the 1860s and 1870s continued at a seemingly unchecked rate in the 1880s. Indeed, growth had occurred so rapidly that the street improvements of the 1860s to mid-1870s were in a shambles by the 1880s. Thus in 1886, several St. Joseph roads were re-paved in "asphaltum." In 1890, vitrified brick was introduced, and a number of downtown streets were paved again. The city-wide street railway system was electrified. Another nationwide depression checked commercial growth in 1893; this time, expansion was slowed until nearly the turn of the century. Some banks suffered during this period; the Schuster-Hax National Bank consolidated with the Saxton National Bank to form the First National Bank of Buchanan County. However, growth in the stock yard industry at this

⁵Dennis Domer, "St. Joseph: A Tale of Three Cities," [St. Joseph Historical Society:](n.d.), p. 3.

⁶Ibid.

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time encouraged additional commercial investment, and the population figures show that St. Joseph was still a city on the rise. Between 1890 and 1900, the population of St. Joseph doubled, a feat matched by Los Angeles.

The explosive commercial growth of St. Joseph during its "Golden Age" did not occur happenstance. Several individuals and organizations worked to promote the city in general, and economic growth in particular. The St. Joseph Board of Trade had been organized in 1878; from this organization arose the Chamber of Commerce. Both groups worked tirelessly to promote the commercial potential of St. Joseph. Ever aware of the many factors that affect a city's economic success, various commercial organizations worked on projects which had objectives tied to the overall goal of increasing economic growth in St. Joseph. Two of the larger projects tackled by these organizations were an overall civic beautification program and the interurban transit lines.

Robidoux's original selection of a town plat, whose plan of narrow streets allowed him to profit from the sale of more lots, had eventually led to problems in the commercial core by the turn of the century. Residents felt that fifty foot wide streets along Felix and Francis were not nearly wide enough for a busy downtown that not only had automobile driving lanes, but street railway lines and double-parked cars as well. In 1910, the Ad Club of St. Joseph thus turned to a nationwide expert in city beautification, Charles Mulford Robinson, to address this and other problems. A journalist who coined the term "City Beautiful," Robinson served as a consultant to many communities across the country, providing reports for improvement plans for cities such as Detroit, Denver, Honolulu, Des Moines, Los Angeles, Syracuse, and Raleigh, North Carolina.⁷

Robinson realized that his hiring had a commercial motive, but his overall interest and eventual plan focused on city beautification. Robinson was presented with a number of problems in the city, and was asked to provide a general improvement plan which addressed these problems. In some cases, he did not agree with local citizens' assessments of St. Joseph's problems. For example, in his report he noted that everywhere he went, the citizens were criticizing the narrowness of the city streets. Instead, Robinson felt that the trouble was not that the streets

⁷Charles A. Birnbaum and Robin Karson, eds., Pioneers of American Landscape Design (New York: McGraw-Hill, 2000), p. 316.

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were too narrow, but that St. Joseph citizens worried about it too much!⁸ He felt the solution was simply addressed with more efficient traffic regulation. However, he did note that there were many "unpardonable" sidewalk obstructions, such as building steps for banks and retail stores that projected beyond the building line into the street.⁹

Other major city improvement issues that Robinson addressed were the park system, the location of a Union passenger railway station, and a new Civic Center area which would include a new City Hall building and a larger public library. Robinson was aware of the concerns of local entrepreneurs, and he noted that retail business in St. Joseph was "tending away from the Felix Street site and towards the southeast."¹⁰ He made several small recommendations for improving the central business district. One recommendation, which dealt with visual clutter in the downtown, was to bury utility wires underground. He noted that "Poles bearing wires are pretty well off of Felix Street. That is a good beginning."¹¹ He also noted that the first "sky-scraper" had appeared in St. Joseph. Robinson recommended that the city adopt a building height ordinance, since he felt that "High buildings may tend to appreciate the value of real estate for a few blocks, but they inevitably hold down its value over the rest of the city. They concentrate the business district into small compass and so decrease the demand for land. . . . The Corby Building, for example, crowds into a few feet of frontage as many people and as much business as heretofore had been done on any one block."¹² He also noted that tall buildings shut out the light, darken streets and rooms, and invite wind gusts. Continuing with his attention to details, Robinson turned to the alleys in downtown. For the most part, he felt that these were presentable, although he preferred asphalt paving to brick since it was easier to keep clean. Robinson also noted that low hanging awnings and the numerous projecting signs in the

⁸Charles Mulford Robinson, "The St. Joseph of the Future" (St. Joseph, MO: Ad Club, 1910) p. 1.

⁹Ibid., p. 47.

¹⁰Ibid.

¹¹Ibid.

¹²Ibid., p. 48.

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commercial center broke up the continuity of the "handsome" street lights (although he noted the "slipshod" appearance of some lights!)¹³

In addition to city improvements that dealt with community planning and beautification, St. Joseph's entrepreneurs realized that there were other factors which affected the commercial vitality of their community. It was clear that nearby Kansas City, as the western railroad terminus, was beginning to enjoy some of the commercial success that was once St. Joseph's when she was "Queen City of the West." As it was impossible to relocate a large number of national rail line terminuses into St. Joseph, transportation still remained a key issue that needed to be dealt with head-on. Instead of bringing all the industries associated with a large rail terminus to St. Joseph, why not bring some of the commercial traffic up instead? Thus for many years, businessmen in St. Joseph worked on building a short-route electric rail line to connect the two cities. Beginning at the turn of the century, various promoters had attempted such a project. Ten ventures failed within a span of ten years. Most failed due to the lack of a suitable bridge over the Missouri River.¹⁴ With the opening of the Armour-Swift-Burlington Bridge in Kansas City in 1912, however, the dream of an interurban line to St. Joseph would soon become a reality. The St. Joseph division of the Kansas City, Clay County and St. Joseph Railway Company (the K.C., C.C. & St.J., also known simply as the "interurban") began operation on May 5, 1913. The entire trip from Kansas City took two hours, including stops at small communities along the way, allowing businessmen and residents of many communities to easily conduct business in either St. Joseph or Kansas City within a day's travel time.

The St. Joseph terminal was located downtown at 8th and Edmond Streets (now demolished).¹⁵ In addition to increasing property values along the route and serving as the catalyst for growth of small towns and villages, the interurban helped increase business traffic between the two larger cities of Kansas City and St. Joseph. Kansas Citians could ride up to St. Joseph for special purchases, and several stores gained a regional reputation which continued to draw shoppers

¹³Ibid., pp. 49-50.

¹⁴Cydney Millstein, Linda Becker, and David Short, "Missouri Short Line Survey Report," (n.p.), n.d.

¹⁵Ibid.

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from a large area even after the interurban ceased operation in the 1930s. Other interurban lines were constructed in St. Joseph, also to increase traffic to the city from outlying areas. The St. Joseph Heat, Light & Power Company started the first interurban electric railway company to serve St. Joseph in 1911, when it provided commuting services from St. Joseph to Savannah. It was the joint project of the Commerce Club and Retail Merchants of St. Joseph and the Progressive Citizens of Savannah.¹⁶ As with other interurban lines, its services were eventually replaced by passenger buses.

Although commercial buildings were being built in an ever increasing area leading south and east from the central core, as well as in new sections of the city, the central core along Felix and Francis streets remained the heart of commercial activities in the city. To satisfy expansion needs after the turn of the century, new buildings were again constructed on the site of former commercial buildings in the prime retail, office, and banking lots on these streets. Sometimes the new buildings encompassed an entire half block; Francis Street between 5th and 7th Streets in the 1920s saw a surge in construction of these office buildings, which included the Donnell Court Building; the Pioneer Building; the Tootle Building; the Townsend, Wyatt and Wall Department Store Building; and the Kirkpatrick Building.

Much of this new construction was financed by wealth earned in the previous century. A conservative approach was still the hallmark of St. Joseph's business owners, and this approach carried over to the City of St. Joseph as well. In spite of a period of intense infrastructure construction, St. Joseph was completely out of debt by 1915.¹⁷ Growth continued up through the 1920s. Population was rising in urban areas across Missouri, but the growth in St. Joseph was not quite as rapid at this point. During the 1920s, St. Joseph was the third largest city in the state and remained the commercial heart of the region encompassing northwest Missouri, northeast Kansas, southwest Iowa, and to a smaller extent, southeast Nebraska. Industry and manufacturing continued to grow during this period. As late as 1920, St. Joseph was still fourth in the nation in wholesale dry goods, fifth in hardware, and was a significant force in the meat packing industry.

¹⁶Ibid.

¹⁷Domer, p. 4.

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The aggressive growth and expansion of the "Golden Age" was difficult to maintain, however, even though many believed the fortunes established in the previous era would last for generations. World War I and the Spanish Influenza epidemic hit St. Joseph hard. A short-lived business boom occurred in the 1920s, but the stock market crash of 1929 and the Great Depression effectively ended large-scale commercial growth in St. Joseph's central business district. This can be clearly seen in the construction dates associated with the extant buildings in St. Joseph's commercial core. No buildings were constructed in the historic district after the Depression, and minimal changes occurred to existing buildings during this time (as reflected in building permits issued). The major alterations to buildings generally occurred as a result of a disaster, such as the fire at the Woolworth's Store at 615-619 Felix which required a major storefront remodeling in 1940. This remodeling utilized architectural details which were reflective of the Modernistic style, but was a very conservative interpretation at best. Although other buildings more clearly influenced by Modern architecture movements were constructed in St. Joseph, these tended to be on the eastern or southern edges of the established commercial core of the city.

As the use of automobiles rose across the county, densely packed urban cores such as St. Joseph's were not as conducive to new types of businesses. St. Joseph's Frederick Avenue became prominent during the early rise of automobile use. Several automobile-related buildings, such as dealerships, auto repair, and gas stations were located here and also south of downtown. By the time industrial expansion again favored St. Joseph in the 1950s, the use of the automobile was so prevalent that the downtown was almost viewed as a relic of by-gone days. The Belt Highway, with its seemingly limitless restrictions on development, eventually became a bustling automobile strip where most new commercial construction occurred. As with most cities, this nearly crushed the historic commercial center of St. Joseph. Urban renewal seemingly completed the devastation, with several blocks of historic commercial buildings destroyed in or near downtown in the 1970s. However, the conservative nature of many building owners served to retain many other significant commercial buildings in St. Joseph's commercial center. Increased interest in historic preservation, aided by the City of St. Joseph and St. Joseph Downtown Partnership, Inc., has served to promote the benefits of rehabilitation of historic commercial buildings. This nomination was prepared to promote downtown revitalization for the extant historic commercial buildings in the heart of the city that once ruled as "Queen City of the West."

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The vast majority of extant buildings in the commercial core date from the early twentieth century. These results, also noted in the 1986 survey of the Central Business District, have been attributed to a few notable factors. First, there was a major rebuilding of the central retail district of the commercial core of St. Joseph beginning around the turn of the century and extending into the early 1920s.¹⁸ This rebuilding occurred on the site of commercial buildings constructed from the late 1860s through the early 1890s. Sometimes instead of new construction, the commercial buildings were completely remodeled so that they appear to date from the early twentieth century. The economic slowdown after the Depression then served to preserve the historic commercial buildings, as it was far less expensive to remodel than build a new building. Second, the demolition of some of the oldest buildings occurred during St. Joseph's period of urban renewal in the 1970s, leaving a commercial core comprised primarily of structures built from 1900 through the 1920s.

Several of the commercial buildings in the proposed "St. Joseph's Commerce and Banking Historic District" would be individually eligible in the area of *commerce* due to their association with significant businesses in St. Joseph. Others, although not possessing individual significance, collectively represent the breadth of commercial activities found in the city's central core. Smaller businesses were located adjacent to large corner anchor buildings, and provided space for a variety of services and retail stores. Candy stores and shoe shops were as necessary as large office buildings and furniture stores. Together these modest buildings present a more complete picture of commercial activities in St. Joseph.

The following buildings either have potential for individual listing in the National Register for their commercial significance to St. Joseph, or are already listed:

- **620-624 Edmond. Ballinger Building.** Built for Elizabeth Ballinger, it housed numerous businesses and offices.

¹⁸David Denman, "Final Report Central Business District St. Joseph, Missouri," December 1986, p. 2.

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- **322 Felix (also 104 S. 4th Street).** (1902; 1963) First National Bank of St. Joseph. Built for the principal shareholders, the Burnes estate, of the First National Bank of St. Joseph.
- **402 Felix.** (1859-'61) Missouri Valley Trust Company Building. Until the closure of the bank in 1988, this building was believed to be the oldest building west of the Mississippi continuously occupied by a bank. Built at a cost of \$25,000, the highly decorative features of this building include cornucopia spilling gold coins. It is already listed on the National Register.
- **SW corner Felix and 5th streets; 422-428 Felix; also 104-114 S. 5th Street.** (1910; 1927) Corby-Forsee Building. Originally constructed as twelve stories, a one story addition on the apex was built in 1927 to house the trade halls of the St. Joseph Grain Exchange. It was the first "skyscraper" or multistory office building in St. Joseph. It was built for the Zeilda Forsee Investment company, of which John Corby was vice-president. Zeilda Corby formed the corporation to manage the large estate of her husband, Dr. Edgar b. Forsee. It is already listed on the National Register.
- **521-523 Felix.** (1908) Plymouth Building. For many years this housed the Block Bros. Clothing Company.
- **602-614 Felix.** (1917-18) Townsend-Ueberrhein Clothing Co. Building. Originally a clothing store, this building later became the United Department Store.
- **622-626 Felix; also 106-110 S. 7th Street.** (1889) German-American Bank Building. The bank was incorporated by German immigrants or citizens of German descent in 1887 with paid-up capital of over 100,000 dollars. It was first housed at 114 N. 5th Street. Rapid growth of the institution required a new building to be constructed in 1889. A decade later it had deposits of nearly a million dollars. "German" was dropped from the bank's name in 1918 due to anti-German feeling in the country during World War I. St. Joseph had a number of German immigrants, and German was spoken at the bank. It was also known as the Krug Bank, since Henry and William Krug were among the original backers and both served as presidents from 1893 through 1913. It is already listed on the National Register.

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- **702-704 Felix.** (1912) Leeds Woolen Mills Co.; Newark Shoe Co. Shop. 702 Felix was the Leeds Woolen Mills Co., and 704 Felix housed the Newark Shoe Co. shop.
- **716-718 Felix.** (1911) This building was constructed by the Lincoln Realty Company as a real estate speculation. 716 Felix was the Walk-over Boot Shop and 718 Felix was the Western Union Telegraph Office.
- **722-726 Felix; also 106-108 S. 8th Street.** (c. 1885/ remodeled in 1910) H. & W. Krug Store Building This building was substantially remodeled in 1910 by Henry and William Krug.
- **501-511 Francis.** (1902) Donnell Court. Also known historically as the Albert France Store.
- **502-514 Francis.** (1874/remodeled 1923) Pioneer Building. Originally constructed in 1874 as an opera house, it was remodeled in 1923 as an office building.
- **516-524 Francis.** (1923) Tootle Building.
- **513 Francis.** (1921) Provident Building and Loan Association Building. This building originally housed the offices for the Provident Building and Loan Association, it is now a single-family residence.
- **602 Francis.** (1909) Townsend, Wyatt and Wall Department Store Building.
- **612-626 Francis.** (1923) Kirkpatrick Building.
- **722-724 Francis; also 124-126 N. 8th Street.** (1904) Krug Building. Built by the Norman Realty Investment Company and leased to dentists and physicians on the upper floors. Krumm Florists and Haefli Real Estate Company occupied the first floor shops at one time.

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- **107-111 S. 6th.** (1892) Thomas Weigel and Sons Furniture Co. For many years this building housed the Thomas Weigel and Sons furniture Co., also known as the Weigel Furniture and Carpet Co.
- **116 S. 7th.** (1895) Missouri-Kansas Telephone Building. Originally constructed for the Missouri-Kansas Telephone Company, later known as S.W. Bell Telephone Company. The Missouri-Kansas Telephone Company was formed in 1882, in part by Colonel Joseph A. Corby, who had earlier constructed a line between St. Joseph and Atchison, Kansas. That was the first line west of Buffalo, New York to provide a connection between two cities. Dick's Flower Shop added the structural glass front in 1950.

The buildings in "St. Joseph's Commerce and Banking Historic District" are also eligible collectively under criterion A in the area of *commerce* as the largest collection of historic commercial buildings in St. Joseph. The proposed district is the intact remnant of the central core of commerce for St. Joseph, once a major economic force in the Midwest. Although demolition has eroded the edges of this district, the proposed district still contains key bank buildings, office buildings, and retail operations which were significant in the history of commerce in St. Joseph.

Architecture

The commercial buildings found in the "St. Joseph's Commerce and Banking Historic District" represent a range of building types, varying in size, scale, and level of detailing. This range was dependent upon not only the means and tastes of the business owners, but also the building's intended use. As befitting a nationally prominent commercial center, many buildings are architect-designed and are high-style representatives of various popular styles from their period of construction. Other buildings which housed smaller local businesses are simpler and are typical of vernacular commercial construction found throughout the country.

The vast majority of buildings are representatives of the *commercial block* property type as defined in Section F of the MPS "Historic Resources of St. Joseph." These have flat roofs with symmetrically arranged facades, but more importantly, they feature a distinction between the storefront level and the upper zone. Most of the storefront levels of *commercial block* buildings have large display windows flanking an entry which is generally recessed. If not recessed, the

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entry is usually elaborated with some architectural detailing. Second story windows are usually narrower than those on the first floor.

Stylistic features of the *commercial blocks* vary depending upon the period of construction for each individual building. The Italianate style was once the most dominant architectural vocabulary employed for commercial buildings at the beginning of St. Joseph's "Golden Age," but few remain today in the proposed historic district. The most significant example of this style in the proposed district is already listed on the National Register of Historic Places -- the Missouri Valley Trust Company Building. It is also the oldest building in the district, constructed from 1859 to 1861. Other commercial Italianate examples in the proposed historic district are more restrained, although several other fine examples exist elsewhere in St. Joseph, such as the National Register listed Warehouse Row Historic District. One of the dominant features of commercial Italianate buildings is the decorative overhanging cornice. Many of these cornices were constructed of sheet metal, and often contain a decorative frieze and brackets. Decorative window lintels are another common feature of Italianate commercial buildings; most have either segmentally or round arched lintels, often with labels or keystones. As is typical of the Victorian era, a desire to avoid a flat, monotonous surface was another prevalent design feature. While residential buildings of this period were able to utilize multiple rooflines and projecting bays and additions to the basic footprint, commercial buildings were usually confined to rectangular shapes and flat roofs. Thus to avoid monotony in the wall surface and provide architectural interest, commercial buildings from this era often feature varying window treatments on the different stories of the building. Decorative brick, stone, or terra cotta were also utilized in order to vary the surface texture while still keeping within the restraints of a rectangularly lot filled by the building's footprints.

Variants of the Classical Revival were favored after 1900 by the "older fortunes" of St. Joseph. They tended to reflect the conservative nature of the businessmen wishing to invest prudently in new office buildings or retail space, yet still desiring to appear "up-to-date."¹⁹ A parapet roof is often found with other classically-inspired features ornamenting the cornice. The cornice is often arranged with classical features of an architrave. Columns or pilasters on the facade are also

¹⁹Susan Ide Symington, "Architectural Survey of South Central Business District, Robidoux Hill, and Hall Street District Annex, Saint Joseph, Missouri," January 1986, p. 8.

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typical, and rusticated masonry with corner quoins can be a hallmark of this style. Entries are accentuated with columns and pediments. Closely related to this style is the Neoclassical Revival style; it differs from the above in that there are full-height (two story) columns on a facade which generally has a pedimented end, giving the appearance of a classical temple-front. Rich ornamentation in materials is a hallmark of many St. Joseph commercial buildings, no matter the style or period of construction. Terra cotta was particularly favored, and examples are found on buildings from the Victorian era through more Modernistic or exotic revival periods.

It should come as no surprise that a major commercial city such as St. Joseph would have attracted professionally trained architects. The sheer number of buildings constructed in St. Joseph during its "Golden Age" alone would have attracted many in the building profession, but the large number of warehouse, commercial, and industrial buildings dictated that architects be involved. The size and complexity of the buildings required a person with professional training for the structural engineering aspects of the design. Professional architects were attracted to St. Joseph for a variety of reasons - some admitted to have ended up in the city "by happenstance," but it is clear that the economic growth of the city during its "Golden Age" foretold of opportunities that were awaiting any number of talented designers. The architects who practiced in St. Joseph came from a variety of backgrounds: some were foreign immigrants, others were from the East coast; some studied abroad or at prestigious American institutions, while others gained their experiences through apprenticeships. Several architects whose practice was based in St. Joseph were recognized for their work outside of the city as well; some, like Aldrich, Eckel, Ellis, and Mann were nationally known.²⁰ Some of the firms were prolific, particularly those associated with E. J. Eckel.

A number of buildings in "St. Joseph's Commerce and Banking Historic District" have been credited to professional architects. Other buildings have clearly profited from the experience of a professional architect, but to date have not been attributed to a specific designer or firm. This is partly due to a lack of records from several firms. A few firms, however, have been the subject

²⁰Toni M. Prawl, "Historic Architects of Saint Joseph, Missouri," 15 June 1989, p. 4.

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of intensive study.²¹ The following architects are credited with the design of buildings in "St. Joseph's Commerce and Banking Historic District." The buildings which are credited to each architect are listed after a brief biography of the architect (if available). Some buildings will appear twice; this is result of a design that was prepared by a firm or partnership, most usually in some form of collaboration with E.J. Eckel, St. Joseph's most prolific architect. The architects are listed in alphabetical order; unless otherwise noted, the biographical information is taken from Toni Prawl's report, "Historic Architects of Saint Joseph, Missouri." (1989)

William Stein Aldrich

William Stein Aldrich came to St. Joseph in 1910 when he joined the firm of E.J. Eckel and his son George, forming Eckel & Aldrich. Prior to coming to St. Joseph, he was employed with the firms of McKim, Mead and White; Peabody and Stearns; and Lord, Hewlett and Hull. He traveled extensively abroad, and his studies of Greek and Roman architecture included measured drawings. He later transferred his interest of classical buildings to historic Colonial architecture on the East Coast. He worked on a number of projects in St. Joseph while associated with Eckel & Aldrich, a partnership that lasted from 1910 through 1940.

Corby-Forsee Building, 422-428 Felix (1927 addition)

Townsend-Ueberrhein Clothing Co. Building, 602-614 Felix

Joseph H. Bennett

Joseph Hart Bennett died in 1909; only three known works have been attributed to Bennett in St. Joseph to date, and all were erected in the late 1880s. Of those three, one has been demolished. Given the length of time Bennett was listed as an architect in the city directories, it is possible that there are more buildings in St. Joseph which have not been credited to him. Of the known extant buildings in St. Joseph, the Ballinger Building in the proposed historic district is the only commercial building.

Ballinger Building, 620-624 Edmond.

²¹Toni Prawl's monograph on historic architects in St. Joseph remains the most complete source to date on the large number of individuals and firms that once worked in the city.

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Francis R. Boettner

Francis Boettner arrived in St. Joseph around 1869, when he began a partnership which lasted until 1874 with Lewis Stigers. This firm provided early professional drafting experience for E.J. Eckel. Eckel was made a junior partner in the firm in 1875, when it became known as Stigers and Boettner and Co.. This partnership lasted from 1875-1877. Stigers left the firm in 1877, and Boettner and Eckel was formed from 1878-1880. Boettner left in 1880, and variously worked alone or in a brief partnership until 1896. Only three known buildings are attributed to Boettner; one is demolished, and one is in the proposed historic district.

Christ Episcopal Church, 201-207 N. 7th

Boller Brothers Architectural Firm

Missouri Theater & Missouri Theater Building, 713-725 Edmond (also 112-126 8th Street)

Walter Boschen

Walter Boschen was first educated in architecture at the University of Pennsylvania. He continued his education at the Ecole des Beaux Arts where he was student of Emile Bernard. After working for an Indianapolis firm, he moved to St. Joseph in 1908 to become a partner of E. J. Eckel. During his brief tenure with Eckel, the firm was responsible for the design of several buildings. He terminated his partnership on 1910 after receiving an offer to practice in New York. Just before he was scheduled to depart St. Joseph, he was approached by Milton Tootle to complete the First Presbyterian Church and other jobs. Boschen's temporary office eventually became a permanent base, and he worked in St. Joseph until 1955. The Colonial Revival architectural style was one of his favorite styles. He is credited with the design of thirty residences, in addition to other buildings. His commercial buildings are well represented in this district on Francis Street.

Kirkpatrick Building, 612-626 Francis

Tootle Building, 516-524 Francis

Townsend, Wyatt and Wall Building, 602 Francis

Otto Brunner

Although not listed as an architect for any buildings in the district, Otto Brunner began his apprenticeship at the firm of Eckel and Aldrich in 1914, and continued to work at the firm

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through the death of the last surviving partner in 1959 when he assumed ownership of the firm. It is probable that he had a part in the designs of some of the firm's work after 1914.

Eames & Young

Corby-Forsee Building, 422-428 Felix (original 1910 portion)

Edmond Jacques Eckel

Edmond Jacques Eckel was born in Strasborg, France in 1845. He studied at the Ecole des Beaux Arts from 1864 to 1868. He came to the United States in 1868 and worked for several months in New York and Cleveland. En route to Kansas City in 1869, his train was delayed in St. Joseph. He purportedly liked the town so much that he decided to stay. He first worked as an architect for P.F. Meagher, and later joined the firm of Stigers and Boettner. In 1872 he became a partner in the firm. After Stigers left in 1877, the firm became known as Boettner and Eckel. From 1880 to 1893, Eckel was associated with George Mann. From 1893 to 1903, Eckel practiced alone. In 1908, he joined partnership with Walter Boschen, and in 1910, with William Aldrich and his son, George Eckel. Eckel was described as "the oldest and most successful architect and respected practitioner of architecture in the central western United States." He died in St. Joseph in 1934. Several of his buildings have already been listed on the National Register of Historic Places, including the German-American Bank (10/24/78, located in this district), the Edmond Jacques Eckel House (1/31/80, now demolished in 1999), the Corby-Forsee Building (3/27/80, located in this district), Wholesale Row (9/19/77), as well as several residences. Many other Eckel-designed buildings are located in historic districts throughout the district.

More than any other architect, Eckel shaped the built environment of St. Joseph. His various firms designed, in St. Joseph as well as in other cities, 57 churches, 117 schools, 285 residences, 44 banks, 6 libraries, 56 apartment complexes, 36 associations and clubs, 34 automobile-related businesses, 17 large and 201 smaller commercial buildings, 29 hospitals and doctors' offices, and dozens of miscellaneous projects.²² He worked with a wide range of building types and architectural styles, starting with the exuberant work of the Victorian era, though the Richardsonian Romanesque work that evolved when Harvey Ellis worked with Eckel and Mann

²²"Old Saint Jo: Outstanding Buildings and Two Architects," (Saint Joseph Historical Society, SAL 1987), p. 3.

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from about 1888 to 1893, to the classically-influenced buildings that reflected his early training. The various firms with which Eckel was involved, as well as their period of existence, are listed below:

Eckel and Meier: 1873-1874
Stigers, Boettner and Co.: 1875-1877
Boettner and Eckel: 1878-1880
Eckel and Mann: 1880-1885; 1887-1891; and 1903-1905
Eckel and Boschen: 1908-1910
Eckel and Aldrich: 1910-1959

The following buildings within the "St. Joseph's Commerce and Banking Historic District" are attributed to one of Eckel's firms:

Commerce Building, 701 Edmond
Missouri Valley Trust Company Building, 402 Felix (apparently a later remodeling)
Corby-Forssee Building, 422-428 Felix (1927 addition)
Townsend-Ueberrhein Clothing Co. Building, 602-614 Felix
German-American Bank Building, 622-626 Felix
New York Waist House, 710-712 Felix
Donnell Court, 501-511 Francis
714-716 Francis
Thomas Weigel and Sons Furniture Co., 107-111 S. 6th Street
Christ Episcopal Church, 201-207 N. 7th
Missouri-Kansas Telephone Building, 116 S. 7th

Harvey Ellis

Harvey Ellis was a gifted architectural designer who worked on and off in St. Joseph for E.J. Eckel from 1888 to 1893. He apprenticed with H. H. Richardson, and from there adopted the principles of the Richardsonian Romanesque style. When he came to St. Joseph, he brought with him this popular design vocabulary. By the time he arrived in St. Joseph, however, he was already suffering from alcoholism. He was unable to bring a design from the concept stage to

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reality due to his disease, and was often referred to as a "paper architect."²³ Another factor which contributed to the lack of attribution for his designs is that during this time, draftspersons rarely received credit for the buildings they worked on. The credit would instead go to the principals of the firm. Several of the buildings that were designed at Eckel's firm during the period that Ellis collaborated with him have been attributed in some form to Harvey Ellis, especially those that employ design features typical of the Richardsonian Romanesque style. Ellis was also an acknowledged master of ornamentation, and many buildings in St. Joseph bear his mark.

German-American Bank Building, 622-626 Felix (believed to bear features of Ellis' work)

George R. Mann

George Richard Mann may be better known for his work in Arkansas than in Missouri, where he was regarded "as the dean of Arkansas architects." He designed numerous buildings in that state while working there for more than thirty years. Early in his architectural career, however, he worked in St. Joseph with E. J. Eckel. He began his training in architecture in his home state of Indiana, and was later admitted to the Massachusetts Institute of Technology. He worked in New York, Minneapolis, Detroit, Washington, D.C., and other cities. In an unusual move, Mann joined an opera troupe in order to find employment in a town which could keep an aspiring architect busy. He found that in Kansas City, but soon moved to St. Joseph, which at that time was more densely populated. He came to St. Joseph in 1879 to work as a draftsman for Boettner and Eckel, doubling his Kansas City wages. The following year, he became partner in the firm Eckel and Mann. This partnership had some problems through the years, for the directories show that the two worked together for eleven years from 1880 through 1905, although not consecutively. Mann left to supervise construction of the St. Louis City Hall, and stayed for nine years. While there, he entered several competitions for the design of state capitol buildings, and ranked high in those competitions. When chosen as the architect for the Arkansas State Capitol, he left for that state and practiced there until his death in 1939.

German-American Bank Building, 622-626 Felix

²³Dennis Domer, "The French Connection: E.J. Eckel and Harvey Ellis in Saint Joseph, Missouri," speech to the Saint Joseph Historical Society, 9 August 1987, p. 4.

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Lewis S. Stigers

Lewis Smell Stigers was one of the earliest architect-builders to come to St. Joseph. Working first in construction, he came to St. Joseph in 1844. He was hired to build and design some of the earliest landmarks in the city, including the first Buchanan County Courthouse built in 1846. He was responsible for the design and construction of the Patee House at 12th and Penn, which is listed on the National Register of Historic Places and is St. Joseph's only designated National Historical Landmark. Stigers became partners with Boettner in 1869, and they worked together until 1877. Eckel had joined the firm as a draftsman and was made a junior partner in 1872. Stigers then withdrew from the firm around 1878 and worked independently for two years. He was in partnership with Mr. Knell until 1883, and then may have worked sporadically for the next three years.

Christ Episcopal Church, 201-207 N. 7th (1877)

Contractors

Several prominent contractors were based in St. Joseph, again due to the vast number of buildings constructed during the city's period of economic growth. Although generally less recognized, they are also significant for the craftsmanship that is evident in many of St. Joseph's commercial buildings. The buildings in the proposed historic district that are credited to specific contractors are listed below.

Joseph Pfeiffer

Joseph Pfeiffer was born in 1817 in Germany. He arrived in the United States in 1848, where he first worked in New York and Philadelphia. The family moved to St. Joseph in 1860, but J. Pfeiffer and Son was formed a year earlier when they began construction on the Bank of Missouri Building (Missouri Valley Trust Building). The business rapidly expanded, and the operations yard moved several times in the 1870s. The business was incorporated in 1881. The company was involved in several important buildings in St. Joseph - oftentimes as the stone supplier, sometimes as the general contractor. First utilizing local stone, the Pfeiffers then worked primarily out of a quarry in Arkansas. This quarry supplied the stone for the Arkansas

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State Capitol, which was designed by former St. Joseph architect George Mann, and for the United States Penitentiary in Leavenworth, Kansas.²⁴

Missouri Valley Trust Company Building, 402 Felix
German-American Bank Building, 622-626 Felix

G.D. Berry

G.B. Berry is noted on several building permit applications for commercial buildings in the district, and was a prominent developer/contractor of the period.

711-715 Francis

717-721 Francis

The buildings in the "St. Joseph's Commerce and Banking Historic District" meet criterion C for significance in *architecture* in a number of ways: several are eligible as works of a master, either an architect or a contractor. Many exhibit excellent craftsmanship and method of construction. Several are excellent representatives of a particular style or type. Many of the same buildings which would be individually eligible under criterion A in the area of *commerce* are also individually eligible in *architecture*. As a collective group, "St. Joseph's Commerce and Banking Historic District" is the single largest collection of extant late nineteenth and early twentieth commercial buildings remaining in the city.

²⁴Carol Almanza, "The Pfeiffers and Their Stone: Experiencing the Architecture of St. Joseph," 8 May 1991, n.p.

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St. Joseph's Commerce and Banking Historic District
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UTM References con't

Zone	Easting	Northing
E. 15	341460	4403420
F. 15	341590	4403410
G. 15	341590	4403360
H. 15	341510	4403360
I. 15	341510	4403200
J. 15	341400	4403190
K. 15	341400	4403140
L. 15	341360	4403140
M. 15	341360	4403220
N. 15	341022	4403240

Verbal Boundary Description

The boundary of the St. Joseph's Commerce and Banking Historic District is shown as the heavy black line on the accompanying map entitled "St. Joseph's Commerce and Banking Historic District."

Boundary Justification

The boundary includes the buildings that have historically been part of St. Joseph's commercial center, and that maintain their historic integrity as outlined by the registration requirements in the MPS "Historic Resources of St. Joseph." The edges of the district are demarcated by parking lots and vacant lots, the result of various demolition projects from the 1960s.

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Section number Photographs Page 52 St. Joseph's Commerce and Banking Historic District
Buchanan County, Missouri

The following information is the same for all photographs:

St. Joseph's Commerce and Banking Historic District
St. Joseph, Buchanan County, Missouri
Photographs taken by Brad Finch
March 15, 2001
Negatives on file with : City of St. Joseph

The following information, *description of view indicating direction of camera*, is listed by photograph number:

1. Looking east/southeast towards the south side of the 500 block of Francis; 502-514, the Pioneer Building, is in the foreground.
2. Looking northwest towards the north side of the 500 block of Francis; 507 Francis, Donnell Court Building.
3. Looking northwest towards the north side of the 500 block of Francis; 513 Francis, the Provident Building & Loan Association Building.
4. Looking southeast towards the 600 block of Francis; 602 Francis, the Townsend, Wyatt, and Wall Department Store Building, is in the foreground.
5. Looking southwest towards the intersection of 6th and Francis streets; 516-524 Francis, the Tootle Building, is in the foreground.
6. Looking southwest towards the intersection of 7th and Francis streets; 612-626 Francis, the Kirkpatrick Building, is in the foreground.
7. Looking northeast towards the intersection of 7th and Francis; Christ Episcopal Church at 201 N. 7th is in the foreground.
8. Looking southeast towards south side side of the 700 block of Francis; 714-716 Francis is in the foreground.

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9. Looking northeast towards the north side of the 700 block of Francis; 711-715 Francis is in foreground.

10. Looking northwest towards the intersection of 8th and Francis streets; 723-727 Francis is in the foreground.

11. Looking northeast towards the north side of the 800 block of Francis; 801-803 Francis is in the foreground.

12. Looking southeast towards the south side of the 300 block of Felix; 322 Felix, the First National Bank of St. Joseph, is in the foreground.

13. Looking southeast towards the intersection of 6th and Felix streets; 602-614, the United Building, is in the foreground.

14. Looking northwest towards the north side of the 500 block of Felix; 521-523 Felix, the Plymouth Building, is in the foreground.

15. Looking southeast towards the south side of the 700 block of Felix; 702-704 Felix, the Leeds Woolen Mills Co., is in the foreground.

16. Looking southwest to the southwest corner of the intersection of 8th and Felix streets; 722-726 Felix/106-108 S. 8th Street is in the foreground.

17. Looking south on 7th Street towards the west side of the 100 block of S. 7th; a portion of the German-American Bank at 622-626 Felix/106-110 S. 7th Street is in the foreground.

18. Looking north/northeast at the intersection of 7th and Edmonds streets; 701 Edmond/113-117 S. 7th Street, the Commerce Building, is in the foreground.

19. Looking southwest towards the south side of the 500 block of Felix; 522 Felix is in the foreground.



St. Joseph Landmark Commission

1100 Frederick Avenue - Room 201, St. Joseph, Missouri 64501

January 11, 2001

Ms. Claire Blackwell
Director and Deputy State
Historic Preservation Officer
Missouri Department of Natural Resources - HPP
P.O. Box 176
Jefferson City, MO 65102-0176

RECEIVED

JAN 16 2001

HISTORIC PRESERVATION
PROGRAM

RE: St. Joseph Landmark Commission Review and Comment on Proposed Nominations to the National Register of Historic Places for The Century Apartments, 627 N. 25th Street; St. Joseph's Commerce and Banking Historic District, roughly bounded by 3rd, 9th Francis, and Edmond Streets; The Kemper Addition Historic District; portions of Clay, Union, Kemper, and Bon Ton Streets; and the Harris Addition Historic District, roughly bounded by North/South 16th Street, Dalton, North/South 22nd and Edmond Streets, St. Joseph, Buchanan County.

Dear Ms. Blackwell:

The St. Joseph Landmark Commission reviewed nominations to the National Register of Historic Places for the above referenced historic resources at its January 9, 2001 meeting, held at 7:00 p.m. at St. Joseph City Hall. The Commission supports and endorses the nominations and the associated boundaries as presented and forwards positive recommendations to the Missouri Advisory Council on Historic Preservation. These positive recommendations are based on the architectural significance of the resources and their contribution to the understanding of St. Joseph's historic development.

The St. Joseph Landmark Commission believes strongly in continued efforts to document and celebrate the diversity of historic resources found within our City and sees National Register listing as an important tool for invoking community pride and facilitating revitalization of irreplaceable and fragile historic resources. The Landmark Commission thanks the staff of the Missouri State Historic Preservation Office and the Missouri Advisory Council on Historic Preservation for their assistance in supporting local efforts to recognize historic resources through the National Register Program.

Sincerely,

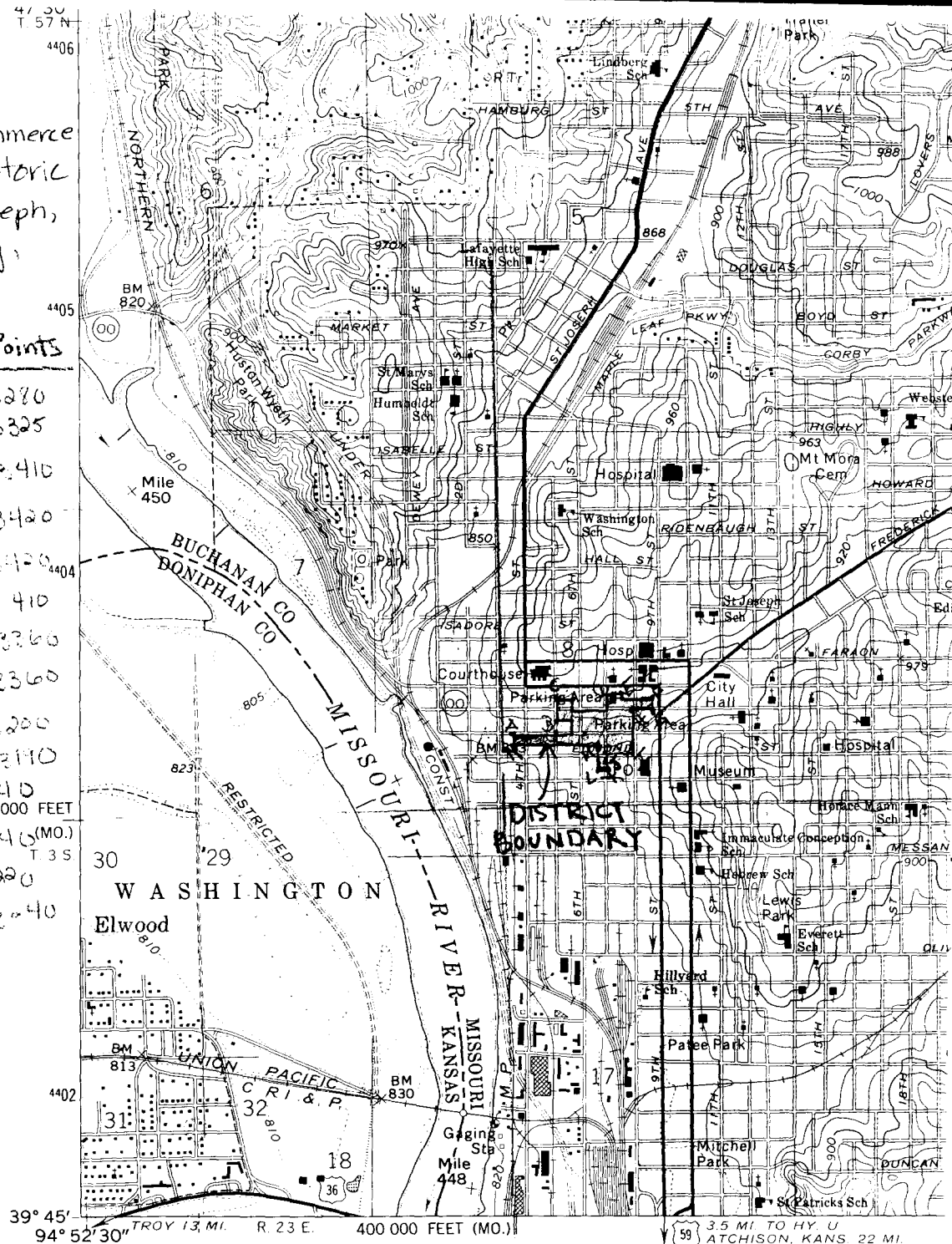
Ron Petersen, Chairman
St. Joseph Landmark Commission

cc: Greg Sekula, Preservation Planner
Sterett W. Schanze, City Manager
Larry Stobbs, Mayor
St. Joseph City Council

St. Joseph's Commerce
and Banking Historic
District; St. Joseph,
Buchanan County,
Missouri

UTM Reference Points

A. 15	341022	4403280
B. 15	341210	4403325
C. 15	341210	4403410
D. 15	341400	4403420
E. 15	341460	4403420
F. 15	341510	4403410
G. 15	341510	4403360
H. 15	341510	4403360
I. 15	341510	4403200
J. 15	341400	4403110
K. 15	341400	4403140
L. 15	341360	4403140 (MO.)
M. 15	341360	4403220
N. 15	341360	4403240



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

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

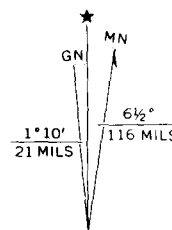
Polyconic projection. 1927 North American datum
10,000-foot grid based on Missouri coordinate system, west zone
and Kansas coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 15, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

Revisions shown in purple compiled from aerial photographs taken 1977. Map edited 1978. This information not field checked

Purple tint indicates extension of urban areas



UTM GRID AND 1978 MAGNETIC N
DECLINATION AT CENTER OF SHI

(HALLS)
7063 III NW



