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United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received SEP 12 1985
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Frederick Avenue, St. Joseph

and/or common (Buchanan County), Missouri (Partial Inventory)

2. Location

street & number Various ___ not for publication

city, town St. Joseph ___ vicinity of

state Missouri code 29 county Buchanan code 021

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	x occupied	___ agriculture	___ museum
___ building(s)	___ private	x unoccupied	x commercial	___ park
___ structure	x both	___ work in progress	___ educational	x private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	x yes: restricted	x government	___ scientific
x Multiple	___ being considered	x yes: unrestricted	___ industrial	___ transportation
	x N/A	x no	___ military	___ other:

4. Owner of Property

name Various (see continuation sheets).

street & number

city, town ___ vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Buchanan County Recorders' Office

street & number County Courthouse

city, town St. Joseph state Missouri

6. Representation in Existing Surveys

title Missouri State Historical Survey has this property been determined eligible? ___ yes x no

date 1981 ___ federal x state ___ county ___ local

depository for survey records Department of Natural Resources
P. O. Box 176
city, town Jefferson City, state Missouri

7. Description

Condition		Check one	Check one
___ excellent	_x_ deteriorated	_x_ unaltered	_x_ original site
_x_ good	___ ruins	_x_ altered	___ moved date _____
_x_ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Historic Resources of Frederick Avenue, St. Joseph, Missouri (Partial Inventory) include one historic district and sixteen non-contiguous properties located along a diagonal street that runs northeast from the central business district of a small city on the bluffs of the Missouri River in the extreme northwestern section of the state. The district and individual properties included in this nomination, having achieved significance in the period between 1870 and 1936, retain a high degree of integrity and continue to exhibit a strong association with the history of St. Joseph, a city that became famous as a trading post and wholesale center in the nineteenth and early twentieth centuries and suffered a dramatic decline after the onset of the Great Depression of the 1930's. The resources herein nominated for listing on the National Register of Historic Places reflect both the boom and bust cycles of St. Joseph's history.

Originating at the intersection of Eighth Street and Felix Street, Frederick Avenue cuts through a variety of business and residential sections of St. Joseph. At Twenty-fifth Street, the avenue changes dramatically from a bustling commercial strip to a wide residential street. This multiple resource nomination focuses on the commercial area between Eleventh Street and Twenty-fifth Street, which has retained its historic character as a well-traveled thoroughfare lined with taverns, small stores, workshops, and small factories.

A description of Frederick Avenue published in the St. Joseph News-Press on November 3, 1935, still applies as a good general overview of this historic street: "Frederick Avenue, named after [Frederick] Smith, is an example of a country road that followed a meandering creek. The stream is now confined in a sewer under the street. The stream accounts for the jogs in St. Joseph's most traveled street out of the business district. Later on, at Twenty-fifth, the thoroughfare becomes aristocratic and dons the 'snooty' title of Frederick Boulevard, but at heart it will always remain an avenue, lined with garages, grocer shops and beer parlors." Fifty years later, Frederick Avenue continues to follow its natural diagonal course through the city and remains the busiest street leading into and out of the central business district. The historic resources of Frederick Avenue testify to the rough and tumble development of a meandering country road that led to the heart of what was to become a nineteenth-century boomtown, a model city of the early twentieth century, and finally a troubled twentieth-century urban center. Through all these changes the avenue has retained its own unique character while continuing to exhibit strong associations with the history of St. Joseph.

Frederick Avenue came into existence as a road leading from the northeast to the trading post of Joseph Robidoux, who is acknowledged as the founder of St. Joseph. The builders of the city in the mid-nineteenth century adapted themselves to the already-existing road. In 1848, Frederick Smith, for whom the street is named, first identified it on a map as Frederick Avenue. In the 1860's and 1870's, there were businesses, residences and boarding houses all

along the avenue, as far from the central city as 26th Street. By the turn of the century, Frederick Avenue was a densely developed and heavily traveled street in a city that had achieved a "Golden Age" of prosperity as a center for wholesale dry goods, wholesale groceries, and the cattle trade. Buildings along the avenue continued to house retail businesses, rooming houses, small workshops, taverns, and residential flats. In general, both the commercial and residential buildings were modest two- or three-story edifices of brick construction. Retail storefronts predominated, with a sprinkling of multi-family residential buildings, such as the Brown Flats and the Kelly Flats (Photo #10).

A major change in the streetscape occurred in 1926-1927 with the construction of St. Joseph's new City Hall (Photo #20) and the development of the area southeast of Frederick Avenue between North 10th Street and North 12th Street as a park. This Civic Center park was a part of the George Burnap master plan that created St. Joseph's ambitious park and boulevard system in the 1920's. The Civic Center grounds were to contain a music hall and art gallery that were never completed. Construction of the Civic Center resulted in the loss of the large Irish-American Hall and several other buildings, while adding a monumental public building to the architectural resources of the area.

By the 1920's, St. Joseph had already begun to decline as an urban center. According to Sheridan A. Logan, local historian, World War I had a devastating impact on the local economy. The postwar drop in prices and the collapse of the agricultural economy of the Midwest had dire efects on the city's businesses. Simultaneously, the development of retail chain stores that purchased their goods directly from manufacturers shook the foundations of the local wholesale houses. The Great Depression of the 1930's dealt a final blow, from which St. Joseph has not yet fully recovered.

Architecture

The oldest extant building on the avenue was originally a grocery store at the intersection of Frederick and Mt. Mora Road. An 1868 lithograph and the City Directory for the same year confirm the existence of that building at that location. Unfortunately, the application of pink stucco has obscured the original architectural details of the structure. Another early building in the multiple resource area is the large Italianate rooming house at 425 N. 11th Street, which was the residence of poet Eugene Field in 1875. Only a few additional buildings in the multiple resource area date from this early post-Civil War period.

More than half of the architectural resources of Frederick Avenue date from the period between 1880 and 1919. Representing this prosperous era on the avenue are groups of ornate storefronts, crowded together in blocks, exhibiting a marvelous variety of decorative elements, including parapets, elaborate cornices, turrets, oriel windows, and applied ornamentation in cast iron and

pressed tin. Outstanding examples of these turn-of-the-century storefronts include the little group located between 11th and 12th Street in the Frederick Avenue and Twelfth Street Historic District (Photo #4) and the Hodson's Cleaners and Welsh Plumbing and Heating buildings located at 1604 and 1606 Frederick (Photo #25). The American-Gertsch Glass Company building is distinguished for its elaborate applied cast-metal ornamentation. The Norris Drugs building exhibits contrasting styles in its upper and lower facades. The upper facade is highlighted by a pair of cast-metal bay windows surmounted by a pediment, while the lower facade features modern opaque glass and an Art Deco logo (Photo #23).

The modernism of the 1920's and 1930's appears in a substantial number (approximately 25%) of the structures on the avenue. Typical of this group of buildings is an early automobile showroom, erected in 1914 and expanded in 1934 and 1958, at 1102 Frederick. This building, which now houses the St. Joseph Surgical Supply, is a one-story wedge-shaped structure with a conspicuous lack of ornamentation. An interesting example of a modern commercial structure is the polygonal brick Firestone Store, Inc., erected in 1928, with the Firestone logo carved in stone on the primary facade (Photo #28). Several buildings designed in corporate commercial styles in the 1920's and 1930's are included in the nomination. Examples of these are the General Tire and State Farm (Conoco) buildings.

While the architectural resources of Frederick Avenue are primarily (over seventy percent) commercial in nature, the multiple resource area also includes public buildings and residential structures. Only two public buildings are nominated. One of these is the monumental City Hall, constructed in the late 1920's, and the other is a turn-of-the-century fire station (City Fire Station #9), designed by prominent St. Joseph architect Edmond Eckel (Photo #32). Three substantial multi-family residential structures, dating from the 1880's, are located within a few blocks of City Hall.

The most notable single-family home in the multiple resources area is the Jacob Geiger residence, an Eckel design, constructed in 1911 in an English Gothic style (Photo #34). Its location at Frederick and 25th marks the line of demarcation between Frederick Avenue and Frederick Boulevard and the boundary of the area treated in this nomination. The Geiger home has had a recent and sensitive rehabilitation and now functions as a bank. All other residential buildings in the multiple resource area are relatively modest one- or two-family dwellings located in the block surrounding Frederick Avenue between 11th and 13th streets.

In summary, the architectural resources of Frederick Avenue represent a variety of types, periods, and styles. Commercial buildings predominate. However, one very important public building and several multi-family and single-family residential structures are included in the nomination. The period most strongly represented is the era of St. Joseph's "Golden Age" between the 1880's and the 1920's. However, there are several structures that achieved

significance in the 1870's, as well as an even stronger sample of commercial buildings from the 1920's and 1930's. High-style architect-designed buildings in the nomination include the enormous City Hall, the Jacob Geiger residence, and the modest Edmond Eckel fire station. Despite the presence of urban decay, vacant lots, fast food restaurants, service stations and car washes, the historic buildings of the avenue, ranging in style from Victorian eclectic to modern utilitarian, combine in a streetscape of high density, pleasing proportions, and picturesque variety.

Survey Methodology

In 1980-1981, researcher Nancy Sandehn conducted a survey of the resources of Frederick Avenue for St. Joseph's Community Development agency. The survey was limited to buildings facing the avenue between Tenth Street and 26th Street and included a total of 135 buildings. Information gathered in the survey was used by the Community Devlopment office and by the Frederick Avenue Improvement Association in drafting plans for redevelopment of the avenue.

Ms. Sandehn submitted inventory data sheets on 135 buildings to the Historic Preservation Program, Division of Parks and Historic Preservation, of the Missouri Department of Natural Resources. Historic Preservation Program staff members evaluated the buildings using National Register Standards. Bonnie Wright, Cultural Resource Preservationist, made several visits to the site, adding approximately 17 buildings (north and south of the avenue between 11th Street and 13th Street) to the survey. Evaluation of survey data, followed by on-site investigation, resulted in the selection of one district and sixteen individual properties for nomination to the National Register of Historic Places.

Frederick Avenue and Twelfth Street Historic District

DESCRIPTION

The Frederick Avenue and Twelfth Street Historic District comprises 29 properties of historical and/or architectural significance (with 5 intrusions), in an area within one block north or south of Frederick Avenue between Eleventh Street on the west and Thirteenth Street on the east. Sixteen of these properties are commercial in nature; seven are multi-family residential properties, and thirteen are single-family dwellings. One of the multi-family residential structures, a large boarding hotel at 425 North Eleventh Street on the corner of Eleventh and Frederick, has special significance as the residence of Eugene Field during his eighteen-month tenure as a reporter and city editor of the St. Joseph Gazette. Buildings in the district boundaries, with very few exceptions, were erected between 1870 and 1934 and have not been significantly altered since that time. Despite some vacant lots, this district exhibits high density, coherence, and strong association with the historical character and development of Frederick Avenue (See Photographs #1-#17)..

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	x architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
x 1800–1899	x commerce	___ exploration/settlement	___ philosophy	x transportation
x 1900–	___ communications	___ industry	___ politics/government	___ other (specify)
		___ invention		

Specific dates 1870 - 1936 **Builder/Architect** Various

Statement of Significance (in one paragraph)

The Historic Resources of Frederick Avenue, St. Joseph, Missouri (Partial Inventory) are significant according to criteria under definitions A, B, and C, to wit: they are associated with important developments in transportation and commerce during St. Joseph's "Golden Age" between the Civil War and the Great Depression; they are associated with important citizens of St. Joseph, including William Wyeth, Eugene Field, and Dr. Jacob Gieger, during this period of significance; they represent the work of St. Joseph's most prominent architect, Edmond J. Eckel, and other architects and builders, and offer a panorama of changing styles in civic, commercial and residential buildings from the late 1870's through the early 1930's. The resources herein nominated to the National Register of Historic Places are significant in the areas of commerce, transportation, and architecture.

PERIOD OF SIGNIFICANCE

The major period of significance of the Historic Resources of Frederick Avenue is defined as the period between the 1870's and the earlier years of the Great Depression of the 1930's. In his book entitled Old St. Joe: Gateway to the West, Sheridan A. Logan refers to the period between ca. 1870 and ca. 1932 as the city's "Golden Age". After the setback of the Civil War, St. Joseph boomed in this period as a wholesale trade center serving the expanding west. The closing of the frontier, the agricultural recession of the 1920's, and the Great Depression brought a traumatic end to this era of stunning prosperity. The resources of Frederick Avenue reflect both the boom and the bust cycle of this colorful slice of St. Joseph's history.

HISTORICAL DEVELOPMENT OF THIS AREA

St. Joseph had its earliest beginnings as the fur trading post of Joseph Robidoux. This post was situated at the confluence of Blacksnake Creek and the Missouri River. Before the Platte Purchase of 1837, which added the six-county area of Northwest Missouri to the State, the Indians and white settlers to the east had established an access route to the post. When the first surveyor's map of the Platte Purchase was made in 1840, the surveyor noted the location of early settlements and of several roads crossing the area. One such road which led to the trading post operated by Joseph Robidoux came from the northeast, apparently having crossed the Platte River at the Rochester Falls ford. This "road to Robidoux's" follows the same route as Ashland Avenue and Frederick Avenue of today.[1]

In 1843, Joseph Robidoux registered the townsite of St. Joseph using a plat drawn by Frederick Smith.[2] Smith was a native of Trier, Prussia, born in 1815. He graduated from a military school in Prussia as a civil engineer. In 1833, Smith emigrated to the United Stated and in 1838 or 1839, he came to the Platte Purchase area. After arriving here, Smith followed his profession as well as pre-empting one-hundred and sixty (160) acres of land, which comprised

the Southeast quarter (1/4) of Section Eight (8) Township Fifty-seven (57) Range Thirty-five (35).[3] This land was immediately east of that owned by Robidoux.

Smith platted the west half of his land and added it to the city soon after Original Town was registered. Smith, who served as the first Postmaster of the City, gave the first park to the city, owned the first theater, was Mayor in 1861 and Buchanan County Judge in 1874-1876, secured further remembrance by naming a street after himself.[4]

Frederick Avenue is a dominant feature of any map of the City of St. Joseph as it slices northeastward from the center city. In common with most such diagonal streets, the avenue was a public road before it was a city street. The developers of the city simply adapted themselves to this already existing thoroughfare. In 1848, Frederick Smith platted the east half of his land, identifying it as Smith's Third Addition. It is on this plat that the already existing road is first identified as Frederick Avenue.[5]

Because of its nature as a thoroughfare to the northeast, Frederick Avenue did not develop outward from the original town, but rather simultaneously along its entire length. For instance, the plat for the St. Joseph Eastern Extension (the area between what is now 22nd and 25th Streets) was dedicated in 1858, even though it was outside the corporate limits and would remain so for another twenty years.[6] In the 1860's and 1870's, city directories show hotels or boarding houses located at Frederick and 17th, 19th, and 26th streets.

The "road to Robidoux's" was first traversed by people on foot or horseback, then by those in horse drawn vehicles and then by motorized vehicles. During the period of the horse drawn vehicles a street railway was built from 8th and Edmond to the corporate limits (22nd Street) in 1878.[7] Frederick Avenue is now served by buses run by the same company which electrified the horse cars in 1887.[8]

The description of Frederick Avenue as a "village within the city" is born out by the fact that if you were cut off from the rest of the City, and could warp time, you could live a very full life. The person so cut off from the rest of the city would have a choice of a large or small house,[9] an apartment building,[10] or a flat above his business[11] in which to live. He could have his house or business building designed by a professional engineer, built by one of the city's leading construction firms, and purchase most of the materials for that building right on the Avenue.[12] If he needed the services of a financial institution, a florist, the Post Office, a clothes cleaner, a laundry, a doctor, a dentist, a hospital or a mortuary, these too he could find within the limits of his village.[13] He could shop for groceries, meats, poultry, baked goods, drugs, and clothes all within the limits of the village.[14] After a full day at work, he could go out to eat, attend the meetings of his lodge, seek entertainment at the theater or a night club or

meet his friends at the saloon.[15] The family could go to church, or buy sweets to satisfy the most virulent sweet tooth.[16] The family horse could be stabled at the livery stable, be fed with feed from one of the feed stores, and be cared for by a veterinary doctor.[17]

With the advent of the automobile he could go to the agency showroom and purchase a Buick, a Cole, a Saxton, an Oldsmobile, a Cord, a Packard, an Auburn, a Cadillac, a Studebaker, a Herff-Brooks, a Pullman, a Plymouth, a Chrysler, a Kaiser or Fraser, a Lincoln, a Mercury, or even a Ford. That automobile could be serviced and gasoline could be bought at almost every corner.[18]

Throughout its history, there has been a positive identification with this "village within the city" by those who were or are in business on the Avenue. Merchants, such as Charles Seaman, might move their business several times, always to another location on the Avenue. Until the outward mobility which was caused by the advent of the automobile, these same merchants would be found living in the attractive second floor apartments of their business building, or adjacent to it in one of the many houses which have now virtually disappeared from the avenue.[19]

The industrial-commercial vitality of the city has been enhanced by at least three major firms which had their beginnings on the Avenue. Seaman Schuske Metal Works, began as the tinner shop of Charles Seaman. Karrasch-Korns Electrical Contractors began in the small electrician shops of Harry Korns and Oscar Karrasch, and Lehr Construction began with the carpenter shop of J. W. Lehr.[20]

PROMINENT FIGURES

Prominent figures associated with Frederick Avenue during its period of significance include Charles Seamen and son, craftsmen and entrepreneurs, William Wyeth and Huston Wyeth, prosperous businessmen, Dr. Joseph Geiger, a successful physician, Eugene Field, an internationally famous poet, and Edmond J. Eckel, a well-known architect.

William M. Wyeth (1832-1901)

William M. Wyeth, who was born in Harrisburg, Pennsylvania, in 1832, settled in St. Joseph in 1859, the year of the completion of the Hannibal and St. Joseph Railroad. With an initial capital of $5,000.00, he founded a successful hardware business during the boom times of St. Joseph as an outfitter for emigrants crossing the Plains.[21] In 1890, Wyeth built the "Wyeth Flats", a large apartment building at the vertex of Eleventh Street, Faraon Street, and Frederick Avenue.

Huston Wyeth (1863-1925)

Huston Wyeth, the son of William M. Wyeth, was born in St. Joseph in 1863. In 1888, he became vice-president of the Wyeth Hardware & Manufacturing Company. On the death of his father in 1901, Huston Wyeth became president of the company. During his tenure, the company continued to expand. Before the coming of the automobile, the Wyeth company was the largest saddlery house in the world. Huston Wyeth maintained interests in a variety of St. Joseph businesses, including the Artesian Ice Company and the Blue Valley Creamery. Two adjoining apartments at the west end of "The Wyeth Flats", now known as the San Regis Apartments, served as a townhouse for the Huston Wyeth family, who also maintained a large country home at Frederick Avenue and 36th Street. This country home was destroyed by fire in 1899. In 1918, the Wyeth family built a lavish new home, Wythewood, on six acres on the north side of Frederick Boulevard.[22] The old "Wyeth Flats" building, located across Frederick Avenue, from the City Hall, retains significant associations with William and Huston Wyeth as well as with the development of Frederick Avenue as a commercial and residential street during St. Joseph's "Golden Age".

Charles H. Seaman

A dealer in tinware and groceries, Charles H. Seaman was born in 1830 in England, where he learned to work with tin. After living for fifteen years in New York, he came west to St. Joseph in 1870 and opened a tin shop in the 1600 block of Frederick Avenue. Like many other merchants, he conducted his business at several locations on Frederick Avenue. He and his son, Charles H. Seaman, built a highly successful business.[23] The son, a partner in the firm of Seaman and Schuske, constructed a two-story brick building with an elaborate cast metal storefront (probably a product of the firm) in 1899. This building survives in nearly pristine condition at 1604 Frederick Avenue.

Dr. Jacob Geiger

A native of Germany, Dr. Jacob Geiger graduated from Louisville University in 1872 and subsequently practiced medicine in St. Joseph. In 1882, he was coroner of St. Joseph, and in that capacity he performed the autopsy on Jesse James. An eminent physician and a prominent local citizen, he was a member of the St. Joseph Medical Society, the American Medical Society, the Missouri Valley Medical Association, and the International Medical Congress. He also served terms as a member on the St. Joseph Board of Trade and City Council and as editor of the St. Joseph Medical Herald.[24] In 1911-1912, Dr. Geiger built an English Gothic Revival mansion at the corner of 25th and Frederick, which was then the edge of the city. Before building this elegant home, he had resided in the Wyeth Flats. Both these residential buildings are included in this nomination as individual sites.

Eugene Field

Eugene Field memorialized St. Joseph in a poem entitled "Lover's Lane, Saint Jo", which was written between 1889 and 1890 and first published in the London Times. Before achieving fame as a poet, Field married Julia Comstock of St. Joseph in 1873. Two years later, he and his young wife returned to St. Joseph, where he worked as a reporter and city editor for the St. Joseph Gazette. During his eighteen months on the Gazette, he and his wife lived at a boarding house at 425 North Eleventh Street, which is located in the Frederick Avenue and Twelfth Street Historic District. Field, who was named as St. Joseph's "poet of the year" for 1875, later achieved international fame as the "children's poet". His most beloved poem, "Little Boy Blue", is commemorated by a statue at the St. Joseph Public Library.[25]

Edmond J. Eckel

In Missouri's Contribution to American Architecture (1928), John A. Bryan identified Edmond Jacques Eckel as the "outstanding man in the history of the profession in the western section of the state".[26] Born in France in 1845, Eckel graduated from the Ecole des Beaux Arts in 1868 and in that year emigrated to America. In 1869, he was detained in St. Joseph by a railroad accident, toured the town and decided to settle there. With various associates, he enjoyed a stunningly successful career that spanned more than half a century. Among the resources of Frederick Avenue are two dramatically different examples of buildings that Eckel designed or helped to design. The small fire station (City Fire Station #9) at 2217 Frederick is small in scale, picturesque, and almost whimsical in its details. In contrast to this, the St. Joseph City Hall is monumental and classical, an imposing and dignified local landmark.

AREAS OF SIGNIFICANCE

The Historic Resources of Frederick Avenue, St. Joseph, Missouri (Partial Inventory) are significant in the areas of commerce, transportation, and architecture.

Commerce

The diversity of resources along Frederick Avenue testifies to the vitality and longevity of this "village within a city". The Frederick Avenue and Twelfth Street Historic District is primarily significant for a group of small two-story storefront buildings with small shops on the first floor and residential space on the second floor, a pattern typical of commercial life in the nineteenth century. Significant individual properties include buildings, such as the American Glass buidling, with elaborate cast iron storefronts. Among other commercial buildings nominated are a small factory (the old Cripe Bakery), an early car dealership, and an early filling station. Important twentieth century buildings include the large Firestone tire dealership, which

was constructed in a standardized corporate style in the 1930's. These resources are illustrative of changes in the retail trade and commerce in the period from the 1870's to the Great Depression.

Transportation

Frederick Avenue began as a rough, meandering road to the trading post operated by Joseph Robidoux, the founder of St. Joseph. As the city grew and prospered, the avenue grew with it and remained, throughout its history, the most heavily-traveled route to the central business district. A 1935 newspaper article provides a succinct indication of the significance of the avenue:

> The avenue is what is known to the city planner as `natural diagonal'. That is, some natural phenomena such as a stream, as it is in this case, or a ridge determines its location because it is the easiest route and the course of least resistance. Great value is attached to the street because it is the most used from country to the heart of the business district, and from the earliest days has been one of the busiest thoroughfares."[27]

In the 1980's, Frederick Avenue retains its historical character as the most-traveled road to the heart of the city.

Several of the resources of Frederick Avenue relate directly to the development of new modes of transportation in the 20th century. These include the St. Joseph Surgical Supply, which was orginally constructed as M. B. Roy's Motor Company, Acme Radiator Service (an early filling station), Midland Empire Sales and Service, and the large Firestone Store previously mentioned.

Architecture

The Historic Resources of Frederick Avenue exemplify a dramatic range of high-style and vernacular architectural forms. Most grandiose of the high-style buildings is the monumental City Hall, erected in the 1920's in a formal classical style. Also outstanding is the Dr. Jacob Geiger Home, a magnificent English gothic revival residence, located at the northeastern edge of the multiple resources area. Of the commercial buildings on the avenue, perhaps the most impressive is the American Glass building with its very elaborate cast metal facade. Other outstanding nineteenth-century storefronts include the Hodson's Cleaners and Welsh Plumbing and Heating Buildings. The Ryan Block (1137-1141 Frederick) is significant for a highly decorative oriel window at its southeast corner. Several examples of twentieth-century

corporate commercial styles, including the large Firestone store, are important cultural features of the area. A wide variety of commercial, residential, and public buildings survive to illustrate the historical diversity and vibrancy of Frederick Avenue.

THE RESOURCES OF FREDERICK AVENUE

Over the years, Frederick Avenue has lost a great deal of building stock due to economic depression and recession and the ascendancy of malls and suburbs. Car washes, parking lots, fast food establishments, and vacant lots have invaded the historic streetscape. Deterioration, alteration, and loss of integrity have necessitated the elimination of numerous historic buildings from this nomination. Choices regarding districts and properties to be included in the nomination were based on a thorough survey and the requirements of significance, density and integrity for the listing of properties on the National Register of Historic Places.

In the last several years there has been increasing interest in the revitalization of Frederick Avenue. There is a new awakening of pride in the avenue being fostered by the Frederick Avenue Improvement Association and the St. Joseph Chamber of Commerce. Private individuals and firms have purchased property and expressed great interest in rehabilitating deteriorated buildings. The City of St. Joseph expressed its concern for the historical character of the avenue by supporting Ms. Sandehn's survey and including an inventory of historic structures in a report entitled, "Frederick Avenue Traffic and Urban Design Study", published in 1980. Plans for redevelopment include the identification and preservation of historic structures. While problems remain, there are some positive signs for the future of the Avenue.

FOOTNOTES

1. Copy of Surveyors map republished by the ABCD Regional Planning Commission.

2. Sheridan Logan, Old St. Jo, Gateway to the West: 1799-1932. (St. Joseph, MO: John Sublett Logan Foundation, 1979) p. 24.

3. Ibid., pp. 398-401.

4. Logan, op.cit. pp. 398-401.

5. Records of the Office of the County Recorder, Buchanan County Courthouse.

6. Records of the County Recorder, op.cit..

7. Chris Rutt. History of Buchanan County and the City of St. Joseph and Representative Citizens. (Chicago, IL: Biographical Publishing Company, 1904) p. 141.

8. Chris Rutt. op.cit. p. 141.

9. Some of these would be the homes of Dr. John Austin at 1123 Frederick, Zeilda Forsee at 1317 Frederick, Charles H. Seaman at 1604 Frederick, Henry Mack at 1930 Frederick, Frank Kaucher at 2202 Frederick, Otto Theissen at 1002 N. 24th Street, Louis Hax at 2627 Frederick or Randolph Davis at 2604 Frederick.

10. These would include the Wyeth Flats, 1015-1031 Faraon; the Kelly Flats, 1208-1212 Frederick; the Browne Flats, 1214-1216; or the Hillcrest Apartments 2709-2715 Frederick.

11. In this group there would be the apartments of John B. Ryan, 1137 Frederick; James Norris, 1605 Frederick; Charles Seaman, 1624 Frederick; James Sollars, 1725 Frederick; Chris Sachau, 1613 Frederick; Thomas Farthing, 1629 Frederick; or Siegel Fields, 2603 Frederick.

12. Lehr Construction, 2115 Frederick, could use the plans of John Creal, Frederick Towers; purchase the lumber and building supplies at St. Joseph Lumber Company, 1400 Frederick; ornamental tile at Shackelford Tile and Mantel, 1111 Frederick, or Windsor Mantel and Tile, 1631 Frederick; hardward at Mr. B's, 2608 Frederick, Balsigers, 1910 Frederick, Andrew Deppen and Son, 1635 Frederick, or Universal 1920-1922 Frederick. Paint and Wallpaper could be purchased at Thomas Boulware's, 1910 Frederick, or the Tip Top Paint and Paper Shop, 1819 Frederick, and glass and mirrors at American Plate Glass, 1613 Frederick, just to mention some.

13. Financial institutions include the Farmers and Traders Bank, 1906 Frederick; Midwest Federal Savings & Loan, 1901 Frederick; and United Missouri Bank of St. Joseph, 2501 Frederick. The florist would include Avenue Flower Shop, 2401 Frederick and Valeries, 2512 Frederick. Post Office Station F has been in the business cluster at 26th and Frederick since 1910. Cleaners would include Hodson's at 1606 Frederick and Modern at 2510 Frederick, and laundries would be Fox Laundry at 1024 Frederick or Excelsior Hand Laundry at 1301 Frederick. Doctors include John Mothershead, MD, 2603 Frederick, Earl Jewett, D.O., 2605 Frederick, and Henry Tourbier, DC, 1821 Frederick. Dentists could be Larry Jones and Lawrence Pilgrim, 2401 Frederick. Noyes Hospital, 2400 Frederick, was constructed in 1915 under terms of the will of Charles Noyes, who had been president of Noyes Norman Shoe Company. This hospital provided free care for children of limited income families as part of its service. H. O. Sidenfader and William Fleeman both built mortuaries just off the Avenue.

14. Grocery stores were operated by the Datillo Family at both 2117 Frederick and 1141 Frederick; John Schaefer, 2401 Frederick; Sommerhauser and Whitlow, 1821 Frederick; Kennedy's, 2603 Frederick; Kessler's, 1801 Frederick; Herbert Campbell, 1635 Frederick; Fred Westpheling,

1601 Frederick, and Safeway at 2508 Frederick. Meat markets included those of Frank Schaub, 1819 Frederick; E. A. Hawk, 1809 Frederick, and John Ryan, 1137 Frederick; and the Eierdanz Family operated a poultry house at 1934 Frederick. Bakeries would include those of Leonhard Hauber, 1723 Frederick and 1809 Frederick; Conrad Kropp, 1809 Frederick; Leo Muchenberger, 1600 Block Frederick; Frank Erath, 1606 Frederick, or Cripe-Rainbo, 2300 Frederick. Druggists would include Benders at 1027 Frederick, Hermans, 1027 and 2520 Frederick, Andrew and Anton Burvenich, 1723-1725 Frederick; Elam Brothers, 1633 Frederick; Louis Dandurant, 1027 Frederick, Sammy's, 1001 Frederick, or Norrises, 1605, 2520 or 2601 all on Frederick. Clothes could be purchased from the bazaar, 2520 Frederick, a number of dressmakers and tailors and Dodderer and Eberhardt Shoes, 1721 Frederick.

15. The Frederick Avenue citizen could find chili at George Roche's, 2405 Frederick; waffles and pancakes at Wickershams, 2327 Frederick; "home-cooked" meals at Anne's, 2512 Frederick; or George Falkenbacks, 1201 Frederick; steaks or sea foods at the Carriage House or Frederick Inn, 1627-1629 Frederick; or the D.& G., 1918 Frederick. Lodge meetings would include I.O.O.F.-Rebekan, and V.F.W. which meet in McIninch Hall, 1912 Frederick, or the Knights of Columbus, 1908 Frederick. The theaters would be the open Airdome in the 1100 Block of Frederick on the south side, (the theater which first attracted the Dubinsky brothers to St. Joseph) and the Rivoli-uptown movie house, 2113 Frederick. Night clubs would include Suzannes Miami Club, 1627-1629 Frederick, and the Players 1631-1635 Frederick. Saloons have been found in almost every block of the Avenue, some have been "neighborhood watering holes" and some have apparetly catered to the Frederick Avenue traveler. Among the better known saloons are those of Fred Hagemann, 1115 & 1605 Frederick, Herman Kley, 1811 & 1415 Frederick; Conrad Wills, 1835 Frederick, the Carolus Family, 1701 Frederick, James Flannery, 1415 Frederick, and Henry Mack, 1905 Frederick.

16. The Frederick Avenue Christian Church met in McIninch Hall, 1912 Frederick, when it was still a mission and Hundley Chapel, ME Church was on Union in the 1800 Block. Hundley was also at the corner of 22nd and Calhoun which building is now occupied by Calvary Baptist, and this location can not really be considered as out of the confines of the "village". Sweets could be purchased at the confectioneries run by Thomas Banniford, 1607-1609 Frederick, the Bertram Family, 1117 Frederick, Mrs. F. E. Blum, 2520 Frederick, or William Grill, 1027 Frederick. Donuts have been available for 40 years at 1823 Frederick and Ozenberger Ice Cream began selling its products as early as 1935 in the same store that is now occupied by Baskin-Robbins, 1915 Frederick.

17. The livery stable is at 1928 Frederick and has been added onto several times. Feed was milled at 2028 Frederick until the 1930's. It had been started by Charles Cliff, one of the original Pony Express riders in the 1880's. Feed stores were run by Adam Knapp, 1934 Frederick, Fannie Cliff, 1613 Frederick, as well as others. Avenue Veterinary Hospital was at 1930 Frederick and 1827 Frederick.

18. The two centers first to offer services were Wonstop, 2311 Frederick and Foster Hall Firestone, 19th and Frederick. In the late 1920's, this was an innovative idea, just as today we think it new and innovative to return to the gas pump in front of the grocery store, which we find with the new convenience stores.

19. Listings found in the City Directories of the City of St. Joseph.

20. This information is compiled from city directories and personal interviews.

21. Sheridan A. Logan, Old Saint Jo, Gateway to the West; 1799-1932 (St. Joseph, Mo., 1979), pp. 453-455.

22. Ibid, pp. 456-458.

23. History of Buchanan County, Mo., 1881, p. 888, and St. Joseph, Mo., 1889, p. 166.

24. St. Joseph, Mo., 1889, p. 117.

25. St. Joseph Branch, AAUW, "Saint Jo, Buchanan County", Honoring Eugene Field (St. Joseph, Mo., Chamber of Commerce, n.d.), unpaginated.

26. John A. Bryan, Missouri's Contribution to American Architecture (1928), p. 50.

27. St. Joseph News-Press, Nov. 3, 1935.

9. Major Bibliographical References

See continuation sheets.

10. Geographical Data

Acreage of nominated property Approximately 12½ acres

Quadrangle name St. Joseph North, Mo.-Kan. **Quadrangle scale** 1:24,000

UTM References

	Zone	Easting	Northing
A	15	343300	4044010
B	15	343340	4404380
C	15	341800	4408430
D	15	341800	4403640
E	15	341860	4408010
F			
G			
H			

Verbal boundary description and justification

See data on district and non-contiguous properties.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title 1. Bonnie Wright

organization Department of Natural Resources
Division of Parks & Historic Preservation **date** June 11, 1985

street & number P. O. Box 176 **telephone** 314/751-4096

city or town Jefferson City **state** Missouri

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Wayne E. Shron

title Frederick A. Brunner, Ph.D., P. E., Director, Department of Natural Resources and State Historic Preservation Officer **date** 8/22/85

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest: **date**

Chief of Registration

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Personal interviews between Nancy Sandehn and the following persons during the summer of 1981:

Mrs. Milton Herman, 2731 Frederick Blvd., St. Joseph, MO 64506

Sheridan Logan, 1906 N. 22nd Street, St. Joseph, MO 64505

Virginia Miller, 3003 Ashland Avenue, St. Joseph, MO 64506

John Schaefer, 822 N. 25th Street, St. Joseph, MO 64506

Fred Slater, 2309 Mulberry, St. Joseph, MO 64501

Esther A. Thompson, 3000 Parkway A, St. Joseph, MO 64507

2. Nancy Sandehn
Mo-Kan Regional Planning Commission
1302 Faraon
St. Joseph, Missouri

Phone: 816/233-3558

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

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Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

dnr-11

Name Frederick Avenue MRA
State Buchanan County, MISSOURI

Nomination/Type of Review			Date/Signature
1. Lehr Construction Co.	Substantive Review	Keeper	Return S T
		Attest	
2. Rivoli Theatre-Uptown Theater	Substantive Review	Keeper	Return S
		Attest	
3. Christian Sachau Saloon	Substantive Review	Keeper	Beth Grosvenor 10/25/85
		Attest	
4. Cripe Bakery	Substantive Review	Keeper	Return S
		Attest	
5. Goodrich Silvertown Inc.--Packard St. Joseph Motors	Substantive Review	Keeper	Return S
		Attest	
6. Frederick Avenue Historic District	Substantive Review	Keeper	Return S
		Attest	
7. Foster-Hall Tire Company	Substantive Review	Keeper	Return S
		Attest	
8. Players Cocktail Lounge	Substantive Review	Keeper	Return S+T
		Attest	
9. Tetherow Brothers Building	Substantive Review	Keeper	Return S
		Attest	
10. St. Joseph City Hall	Substantive Review	Keeper	Beth Grosvenor 10/25/85
		Attest	

NPS Form 10-900-a
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

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date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Frederick Avenue MRA
State Buchanan County, MISSOURI

Nomination/Type of Review			Date/Signature
11. Wyeth Flats	Substantive Review	Keeper	Beth Grosvenor 10/25/85
		Attest	
12. City Hose Company #9	Substantive Review	Keeper	Beth Grosvenor 10/25/85
		Attest	
13. Geiger, Dr. Jacob, House-Maud Wyeth Painter House	Substantive Review	Keeper	Beth Grosvenor 3/12/86
		Attest	
14. Hagermann Saloon	Substantive Review	Keeper	[illegible]
		Attest	
15. Robertson's Conoco Service	Substantive Review	Keeper	[illegible]
		Attest	
16. Columbia Bakery--Cunliffe and Hines Grocers	Substantive Review	Keeper	[illegible]
		Attest	
17. Seaman and Schuske Building	Substantive Review	Keeper	[illegible]
		Attest	
18.		Keeper	
		Attest	
19.		Keeper	
		Attest	
20.		Keeper	
		Attest	