NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name: Central/North Commercial Historic District

other names/site number: N/A

2. Location

street & number: roughly bounded by N. 4th, Main, Francis, & Robidoux [N/A] not for publication

city, town: St. Joseph [N/A] vicinity

state: Missouri code: MO county: Buchanan code: 021 zip code: 64501

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[X] private	[ ] building(s)	18	5	buildings
[ ] public-local	[X] district			sites
[ ] public-State	[ ] site			structures
[ ] public-Federal	[ ] structure			objects
	[ ] object	18	5	Total

Name of related multiple property listing: Historic Resources of St. Joseph, Buchanan Co., Missouri

Number of contributing resources previously listed in the National Register: 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. [ ] See continuation sheet.

G. Tracy Mehan III, Director — 12/24/90

Signature of certifying official — Date

Department of Natural Resources and State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

[ ] entered in the National Register. [ ] 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:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
COMMERCE/TRADE/warehouse	COMMERCE/TRADE/warehouse
INDUSTRY/manufacturing facility	INDUSTRY/manufacturing facility
COMMERCE/TRADE/specialty store	COMMERCE/TRADE/specialty store

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)	
	foundation	brick
Late 19th and 20th Century Revivals	walls	brick
Italianate		
Classical Revival	roof	asphalt
	other	terra cotta
		limestone

Describe present and historic physical appearance.

INTRODUCTION

The Central/North Commercial Historic District contains twenty-four buildings in an irregular pattern along Main Street, North Second Street, North Third Street, North Fourth Street, Faraon Street, Jules Street, and Francis Street in downtown St. Joseph, Missouri. Eighteen buildings contribute to the district and one has been previously listed. Through their location, design, setting, materials, workmanship, feeling, and association, these buildings possess a high degree of integrity, and convey a sense of history from St. Joseph's commercial heyday as a nationally prominent warehouse/distribution center.

The nominated district is the northern remnant of what was once a large, continuous wholesale/commercial area, and is adjacent to the Wholesale Row Historic District (NR: 9/19/77) on Fourth Street between Jules and Francis streets and across from the Buchanan County Courthouse (NR: 8/21/72). This district comprises a distinct section, related by use and style, in an area west of the central business district, east of the Missouri River, north of an urban renewal project, and south of a residential neighborhood. Urban renewal activities culminated in 1973 with the demolition of the Market Square area, a significant concentration of wholesale/commercial buildings in St. Joseph. A modern civic center, hotel, and vacant, undeveloped land now separate the Central/North Commercial Historic District from the South Fourth Street Commercial Historic District. (Photo #12.)

This district relates to the associated historic context, "Queen City of the West: Commerce in St. Joseph, c. 1865-1929," which is an amendment to the Multiple Property Documentation form, "Historic Resources of St. Joseph, Buchanan County, Missouri." The buildings in this district represent three of the four property types defined in the associated historic context: warehouse/light manufacturing facilities, commercial blocks (small scale), and service-related facilities.

[x] See continuation sheet

Buildings which are warehouse or light manufacturing in use dominate the district; four service-related facilities and two small scale commercial buildings also exist within the district. Dating from the last two decades of the nineteenth century through the 1920s, some of the buildings exhibit the architectural influence of the Italianate, Romanesque Revival, Classical Revival, Sullivanesque, and Commercial styles. Most buildings are not high style; many reflect typical period detailing, and are excellent examples of the established commercial property types. Virtually all the buildings are of brick construction and range in height from one to eight stories. Most of the buildings are rectangular-shaped, flat roofed warehouse structures; some are massive structures, occupying one half to a full city block. Much original detailing remains, although some of the buildings' entries and window openings have been modified. Despite these changes, the upper levels of the buildings remain essentially unaltered. The warehouse buildings along North Third and North Fourth streets contain excellent examples of decorative brickwork, stone and terra cotta details. As a whole, the buildings of the Central/North Commercial Historic District retain their historic and architectural character and integrity.

The 200 blocks of Main and North Second streets contain five buildings which date from 1885 to 1898 and are among the oldest in the district. These buildings represent the earliest extant period in the district's growth and include an example of the work of the prominent St. Joseph architect, Edmond J. Eckel.

Construction in the early twentieth century is well represented by fourteen buildings in this district, some of which were designed by Eckel, including 302 North Third Street (John D. Richardson Dry Goods Co.) which is individually listed on the National Register of Historic Places (NR: 4/12/82). The buildings which belong to this time period are clustered along the 300 and 400 hundred blocks of North Third and North Fourth streets. Most buildings continue to be used for warehousing and light manufacturing purposes, much as they were nearly a century ago.

Contributing buildings meet the property type description and registration requirements as defined in the historic context. Non-contributing buildings have either been so altered that they no longer conform to a specified property type or are modern in age.

DESCRIPTION

All twenty-four buildings included in this nomination are listed in the description by street address. Building dates, property type classifications, and style or influence, if any, are also listed; property type classifications are not provided for non-contributing buildings. An intensive survey-type description is given for each building in the district. For property type descriptions and registration requirements see the following in the associated historic context, Section F: warehouse/light manufacturing facilities, p. 21-24; commercial blocks, p. 25-27; and service-related facilities, p. 28-29.

MAIN STREET

202-212 Main Street: (1892) Warehouse/Light Manufacturing Facility. Italianate influence. Three story (with basement exposed on west elevation) brick building whose details match those found on 214-216 Main Street; common party wall. Corbeled brick parapet. Bays separated by rusticated brick pilasters. Window openings with slightly projected and labeled segmental arches. Brick denticulated stringcourse above the first story. Broad arched first story openings. Simple straight iron fire-escape ladder from second story to roof between 208 and 210. Window openings infilled with sheathing, glass block, or brick, but bays maintained. Facade altered with garage door opening in second bay from south. Tall chimney in southwest corner; penthouse in first bay of southeast corner. Full-width concrete and aluminum addition spans rear of all buildings (202-224), covering rear elevations, but is not visible from main facade. Photo #1. (Contributing)

214-216 Main Street: (1898, Eckel and Mann) Warehouse/Light Manufacturing Facility. Italianate influence. Four story brick building with corbeled brick parapet whose details match those found in 202-212 Main Street; common party wall. Six bays separated into two parts by rusticated brick pilasters. Window openings with slightly projected and labeled segmental arches. Brick denticulated stringcourse above the first story. Four broad arched first story openings with 6/6 sash on first story; 4/4 in upper stories. Some windows and garage doors sheathed or infilled, but bays maintained. Rounded iron platform fire-escape from first story to fourth between 212 and 214. Photo #1. (Contributing)

218-224 Main Street: (c.1895) Warehouse/Light Manufacturing Facility. Romanesque Revival influence. Four story brick building with slightly projecting metal cornice above contrasting colored corbeled brick cornice. Six bay facade with arcaded pilasters separating and rising to half-round contrasting colored 4-rowlock brick arches. Multi-light metal industrial awning sash with metal lintels. Pilasters rest on denticulated brick entablature with metal cornice above the first story. Pilaster pattern continues to separate bays at first story. Minor brick infill narrows entry bays; single pedestrian door. Large iron platform fire-escape from first to fourth stories in center of building.

Wood loading dock along west two-thirds of north elevation. North elevation with paired window openings separated by brick pilasters; openings sheathed or brick infilled, but bays maintained. Photo #1. (Contributing)

323 Main Street: (c.1925) Service-Related Facility. No stylistic influence. One story cinder block building with vaulted roof. Center wood overhead garage door with flanking

9/9 sash with concrete sills. Solid metal pedestrian door off-center to south. Stepped parapet with concrete coping on east and west ends. Six regularly spaced 9/9 sash on north and south elevations. Modern small metal and concrete block addition on rear (east) does not impact overall integrity of building. Two gas pumps in front (southwest). (Contributing)

NORTH SECOND STREET

205 N. Second Street: (1960) Modern one story brick building on concrete foundation with flat roof. Spans south half of block. (Non-contributing)

212-214 N. Second Street: (c.1885; addition, 1905) Two story (third story removed, 1955) concrete block building with brick foundation and south side wall. 6-light metal sash, four sash on second story and two sash on first story south half; wood garage door at north end of first story. No integrity remains. Photo #2. (Non-contributing)

213-215 N. Second Street: (1915) Service-Related Facility. No stylistic influence. Two story brick building. Five bay second story with 1/1 sash. Four bay first story appears unaltered with double wood garage doors in first bay from the north, second bay with 4-light pedestrian door with flat brick arch and transom, double 20/20 sash in third bay, and flat brick arched 1/1 sash in fourth bay. Large brick panel between stories with painted sign "Jamieson Machine Co." (Contributing)

216-218 N. Second Street: (c. 1885) Small Scale Commercial Block. Italianate. Two story brick building (third story removed, 1955). 6/6, 2/2 sash; well detailed segmental projecting metal hoods on second story. Painted sign "Jamieson Machine Co." in cornice area. First story intact with bracketed and modillioned metal entablature above storefront; cast iron pilasters separate bays. Eight bay storefront with original 4/4 storefront sash, bulkheads, and entry doors with transoms. High integrity and quality of design/materials of remaining stories outweighs unobtrusive removal of third story. Photos #2 and #3. (Contributing)

217-219 N. Second Street: (c. 1910) Service-Related Facility. No stylistic influence. Two story brick building with simple parapet. Three symmetrical bays on second story with double rowlock arches and 6/6 sash. Two broad original arched openings at first story end bays; north bay infilled with concrete block and metal pedestrian door but bay maintained, south bay with original paired 6/6 sash. New metal overhead garage door in center bay. (Contributing)

221-223 N. Second Street: (c. 1885) Small Scale Commercial Block. Italianate influence.

Two story brick building with brick corbeled cornice. Segmental arched hoods with composition keystones with incised pattern. Six bays on second story with 4/4 sash and rusticated brick pilasters at building corners and separating middle of bays into three each. Storefront with paired brick pilasters at ends and single metal pilaster in center; concrete block infill with paired narrow 6-light sash divided by decorative metal "mullion." West elevation with regular 4/4 fenestration pattern (6 bays). Paired 8-

light French doors with blind transom in second bay from west. Double brick belt course. Straight metal fire escape set on metal brackets. Two-story historic wing to rear (east) with stone foundation and corbeled brick cornice. (Contributing)

316-324 N. Second Street: (c. 1908) Warehouse/Light Manufacturing Facility. No stylistic influence. Massive five story brick building. Principal Second Street facade now mostly blocked with concrete and aluminum connection to 201-211 Jules Street; connection infills street (vacated). Building has same detailing as 201-211 Jules Street, but is smaller version. No fenestration on south elevation; Second Street connection's loading dock spans first floor of south elevation. Alterations do not substantially impact the overall design or materials of the building, and are acceptable under the registration requirements. (Contributing)

NORTH THIRD STREET

301 N. Third Street: (1917) Warehouse/Light Manufacturing Facility. Classical Revival influence. Seven story brick building with simple projecting metal cornice on the facade (matches 302-306 N. Fourth St.). 1/1 sash; first three stories have six bays with triple rowlock segmental arched window bays. Fenestration sheathed on fourth through sixth stories, but rhythm of bays maintained within brick arcading. Tall stone (or composition stone) surround in center two bays of first and second stories with segmental drip cap. Recessed double bay entry altered. South elevation similar to main facade with later connection to 302-306 N. Fourth Street. Connection with open first through third stories and "bridge" on fourth through sixth stories with similar details. North elevation with uneven 1/1 fenestration pattern. Photo #4. (Contributing)

302 N. Third Street: (1901-02; E.J. Eckel) Warehouse/Light Manufacturing Facility. Romanesque Revival. Seven story brick and stone building. South and east facades punctuated with transomed 1/1 sash set deeply into wall and arranged in groups (singly on first story, in pairs on second and third stories, singly on fourth story, and in groups of three on top three stories) in ribbon-like fashion. Windows at first and fourth story levels set in large arched openings without columns or piers. Terra cotta faced facades on Jules and Third streets detailed with Renaissance derived motifs: scroll shapes, wreaths, and garlands which decorate facades at fourth story area and on southeast and southwest corners of building. Entry recessed into open corner on first story at southeast corner supported by massive granite column with foliated forms on capital; entry stairway altered with new brick balustrade wall. (NR: 4/12/82) Photo #5. (Contributing)

402-408 N. Third Street: (1901) Warehouse/Light Manufacturing Facility. Sullivanesque influence. Six story (exposed basement) brick building. Contrasting diapered sixth story with oculus window openings at each bay; deeply projected copper cornice missing. Each of five bays at the second through fifth stories recessed in opening with a fifth story half-round relieving arch of rowlock brick; 1/1 sash. Remaining fifth story rusticated brick. Pilasters supporting brick arching rest on corbeled and denticulated brick entablature above first story. First story surfaces rusticated with brick masonry. Centered entry bay of dark red terra cotta with keystone and labels; original recessed doorway infilled.

South elevation with similar details in upper stories, but different fenestration pattern on basement and first story including large segmentally arched window on first story. Small compatible one story brick addition to north. Alterations do not substantially impact the design or materials of building, and are acceptable within the established registration requirements. Photo #6. (Contributing)

409-411 N. Third Street: (1909) Warehouse/Light Manufacturing Facility. Commercial influence. Seven story brick building. Cornice missing; corbeled brick below cornice location. Brick "pilasters" resting on stone lug sills on corbels on seventh story with panels of brick between each of the six bays. Corbeling separates seventh from sixth story. Second through sixth stories with very slight projected pilasters separating bays with stone capitals and plinths resting on a stone stringcourse above first story. First story bays separated by rusticated pilasters with spandrel panels beneath each of the window bays; remainder of bays altered. All facade window openings infilled, but bays maintained. North and south elevations with double rowlock segmental arch 3 vertical light/3 vertical light sash, some blocked but openings maintained. (Contributing)

420-422 N. Third Street: (c. 1918) Service-Related Facility. No stylistic influence. One story, four bay brick garage with four wood overhead garage doors. Decorative brick cornice with three stucco panels outlined in brick; center brick parapet. Stone retaining wall to west. Photo #7. (Contributing)

NORTH FOURTH STREET

302-306 N. Fourth St.: (1906; E.J. Eckel) Warehouse/Light Manufacturing Facility. Classical Revival influence. Five story brick building with simple projected metal cornice on facade, (matches 301 N. Third St.). Stone cartouches beneath fifth story level of building corners--one to each elevation. 1/1 sash; fenestration sheathed on second through fourth stories, but rhythm of bays maintained within brick arcading. First story below stone stringcourse covered with panels; entry altered. Connected to 301 N. Third Street by "bridge." Alterations do not substantially impact the design or materials of building and are acceptable within the established registration requirements. (Contributing)

308-324 N. Fourth Street: (1908, E.J. Eckel with Ames & Young) Warehouse/Light Manufacturing Facility. Classical Revival style. Eight story brick building with Neo-Classical ornamentation. Projected copper cornice with dentil masonry pattern. Eighth-story bays separated by large terra cotta panels with fanciful decoration. All stories with nine window bays with decorative continuous surround of terra cotta; 1/1 Chicago-style sash. Projected entablature of terra cotta with wave pattern and egg and dart bed mould between second and third stories. Stringcourse of terra cotta as continuous lintel to second story openings. Cartouche at extreme corners of building at second story level. Large window bays on first story with fanciful terra cotta surround with half round paneled window at building corners. Center recessed entrance with broad terra cotta surround, ornamental metal gates, and light stanchions. Photos #8 and #9. (Contributing)

JULES STREET

101-113 Jules Street: (1903) Three story brick building with brick parapet above corbeled brick cornice. Six window bays at second and third stories with projecting segmental arched hoods. Storefront completely altered with new brick facing, corbeled "cornice," and single deeply recessed pedestrian entry; no other fenestration. One-story concrete block and brick wing to west with similar new brick facing and detailing. Fenestration on east elevation almost completely obliterated. No integrity remains. (Non-contributing)

120 Jules Street: (1974) Modern one story large metal garage building on concrete foundation with six garage doors. Photo #2, right. (Non-contributing)

201-211 Jules Street: (1908) Warehouse/Light Manufacturing Facility. No stylistic influence. Seven story brick building with corbeled brick cornice and corners with higher parapet step. 1/1 sash; transoms on first and second stories; triple rowlock segmental arched symmetrical openings. Upper stories with eight bays of symmetrically placed windows; metal sheathed fenestration in first, third, sixth, and eighth bays, but rhythm of openings maintained. Similar detailing on all elevations. Center parapet of west elevation with "Wyeth" painted sign. North and south elevations with simple center metal fire-escape. Connected to 316-324 N. Second Street. Photo #10. (Contributing)

FRANCIS STREET

101-113 Francis Street: (1907, remodeled 1930) Warehouse/Light Manufacturing Facility. No stylistic influence. Two story brick building with parapet roof and tile coping; eight bays. Modern entry with flanking sash at west end. Multi-light metal industrial sash in second through sixth and eighth bays; brick seventh bay. Second story third through eighth bays with two rowlock segmental arch windows infilled with brick and glass block, but openings maintained. West end with stone lintels below glass block infilled openings; openings maintained. Covered concrete loading dock spans west elevation. Photo #11. (Contributing)

117-119 Francis Street: (1907, remodeled 1919) Warehouse/Light Manufacturing. No stylistic influence. Complex four-part brick corner structure (also 202-204, 206-210 N. Second St.). West section: two story, two bay brick building; first story with one large and one small multi-light industrial sash; single center multi-light industrial sash on second story. West center section: two story brick building with center entry with transom and sidelights flanked by two small basement sash; raised first story with four infilled glass block windows, openings maintained; four small attic windows. Corner

section: one story, east elevation with wood loading dock door in south bay; two 8-light industrial sash; stepped parapet; three 8-light industrial windows on south. North section (Second Street): one story; pedestrian door in south bay, two large industrial sash to north; parapet roof. (Contributing)

213-215 Francis Street: (1888) Two story brick building with mansard roof. South and east elevations completely covered with stucco; north (rear) brick elevation with all openings bricked in (openings or bays not maintained); west elevation metal sheathed. Single pedestrian door on south elevation. (Non-contributing)

8. Statement of Significance

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

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Commerce	c. 1885 - 1929	N/A
Architecture		

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Eckel, Edmund J. (architect)
(Eckel & Mann, Eckel with Ames & Young)

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

INTRODUCTION

The Central/North Commercial Historic District is eligible under Criterion A, being a significant collection of property types representing the commercial history of St. Joseph, Missouri, and in particular, the city's extensive wholesale/manufacturing enterprises. As established in the associated historic context "Queen City of the West: Commerce in St. Joseph, c. 1865-1929," an amendment to the Multiple Property Documentation form "Historic Resources of St. Joseph, Buchanan County, Missouri," commercial success, especially wholesale notoriety, was predominant in the history of St. Joseph. Progressing steadily from frontier days through the industrialization period to the early twentieth century, the city gained a national and sometimes international reputation, serving as one of the largest and most profitable commercial centers in the nation. The buildings in this district represent a collection of three of the four property types defined in the associated historic context: warehouse/light manufacturing facilities, commercial blocks (small scale), and service-related facilities. The period of significance, 1885-1929, is based on the earliest construction date represented in the district, and continues through the cut-off date established in the associated historic context for historical (commercial) significance.

The Central/North Historic District is also eligible under Criterion C, representing significant examples of the Romanesque Revival and Classical Revival styles, as well as Italianate and Sullivanesque influenced architecture. Some of these buildings gain additional significance as excellent examples of the work of Edmond J. Eckel, St. Joseph's most prolific architect. Still other buildings have no stylistic influence, but are well crafted, handsomely detailed property types representing the historic context.

The district retains a high degree of integrity, with most buildings looking substantially the same as they did during the city's commercial heyday. Continuing use and changing storage practices have naturally resulted in some changes to the buildings. Common to several of the district's buildings is the covering of upper floor fenestration. When this is done within arcading or other detailing, and maintains the building's repetition of bays, this alteration is acceptable under the registration requirements.

☒ See continuation sheet

HISTORY

The Central/North Commercial Historic District is representative of the time period 1885 through 1929, the peak of St. Joseph's prosperity. The 1890 census showed a population of 52,324, up 20,000 from 32,431 in 1880. Taxable property grew from $9,018,235 in 1880 to $24,736,704 in 1890. The Eleventh Annual Report of the Board of Trade of Saint Joseph Missouri for the Year ending December 31, 1889 describes jobbing and manufacturing as follows:

> . . . St. Joseph leads all competitors in the extent of legitimate jobbing interests, exclusive of packing and agricultural implements. As a dry goods and grocery market, in hats, caps and gloves, millinery, boots and shoes, overalls, shirts, jeans clothing and hardware, St. Joseph is without a western peer. Between 600 and 800 traveling men represent local houses throughout Kansas, Nebraska, Colorado, New Mexico, Dakota, Utah, and even California. The immense jobbing houses of St. Joseph rank among the foremost in the United States. The volume of business in the lines indicated is estimated for the year 1889 at $102,350,000, and the manufacturing and packing at about $22,750,000. This remarkable exhibit may be explained by the exceptionally advantageous circumstance of the location of St. Joseph as a western distributing point, the facilities and cheap freight rates afforded by upwards of a dozen railway lines which center here . . .[1]

Buildings remaining from this time period include: 202-212 Main Street, Sommer-Richardson Cracker Factory; 216-218 N. Second Street, cast-iron facade commercial building; and 221-223 N. Second Street, Wyeth Hardware & Manufacturing Co.

St. Joseph's prosperity was enhanced at the turn-of-the-century. According to The State of Missouri: An Autobiography, there was no wholesale market west of St. Louis equal to St. Joseph. It was the fourth largest wholesale dry goods market in the United States in 1904. Four large dry goods houses employed over 200 traveling men, whose territory covered everything west of the Missouri River, the British possessions, Alaska, Mexico, and the Pacific Islands. Annual sales were $20,000,000. This immense dry goods business attracted other companies such as wholesale groceries, hardware, boots and shoes, hats and caps, queensware, and various manufacturers.[2]

In addition to these companies, St. Joseph also had an expanding millinery business. The largest supplier of paper and tablets in the country--Western Tablet Co.--was located in the city. Drug companies and produce markets grew to be substantial businesses. Manufacturing industries continued to experience substantial growth. Businesses in St. Joseph were responsible for the manufacture of blankets, robes and flannels, duck and denim clothing, tinware, saddlery and harness equipment, furniture, carriages, buggies, and wagons. Nearly 200 industries with an estimated $30,000,000 or more in annual products were operating in St. Joseph, with over 8,000 people employed.[3]

Buildings constructed during this time frame reflected the increase in volume that companies in St. Joseph were experiencing. A number of large, massive buildings were

built to accommodate expanding sales and also to warehouse goods in the most modern, efficient, and fireproof means available. Examples of these buildings in the Central/North Commercial Historic District include 214-216 & 218-224 Main Street, National Biscuit Company (expanding the former Sommer-Richardson Cracker Factory); 316-324 N. Second Street, Wyeth Hardware Company; 302 N. Third Street, J.D. Richardson Dry Goods; 402-408 N. Third Street, Letts-Spencer Grocery Company; 409-411 N. Third Street, Noyes-Norman Shoe Company; 302-306 N. Fourth Street, Battreall Whittinghill Shoe Company; 308-324 N. Fourth Street, Tootle Campbell Dry Goods Company; and 201-211 Jules Street, Wyeth Hardware Company.

Such large scale jobbing and manufacturing concerns necessitated an equally large number of support/service-related businesses. At one time the area was dotted with small residences, hotels, boarding houses, laundries, small retail stores, pool halls, and restaurants to service the employees and traveling salesmen of the larger companies. Unfortunately, few of the buildings housing these businesses remain. However, the Jamieson Machine Company constructed a building in 1915 to house their machine shop business which began in 1904; that business and building are extant at 213-215 N. Second Street.

The commercial/wholesale prosperity of St. Joseph continued well into the late 1920s. Large scale building during this time period was rare, except in areas of south St. Joseph, where a couple of large manufacturing facilities were constructed including the Quaker Oats processing plant. Within the wholesale/warehouse areas adjacent to the central business district, a number of small scale buildings were built to service the existing enterprises. Within this district these service-related facilities include 323 Main Street and 420-422 N. Third Street.

Construction ceased with the Depression. The dominant role in commerce that St. Joseph once held was gone, although some commercial establishments have continued to the present time, including a few of the large scale wholesale and manufacturing companies.

COMPANIES

From 1865 to 1929 numerous companies pursued their business enterprises from buildings located within the Central/North Commercial Historic District. After the Civil War, most businesses were concentrated around Market Square, an area which was to the immediate south of this historic district. With prosperity, however, came growth and a number of companies were soon locating north of Francis Street. Sanborn Maps from 1883 and 1888 show business establishments intermingled with dwellings. These early companies included F.L. Sommer Cracker Factory; Wyeth & Company horse collar factory and storage; Chases's Egg Packing warehouse and apple butter factory; St. Joseph Steam Laundry; Burns & Co. feed mills; Francis Street Planing Mill; H.R. Bruning & Son Box factory; two printing companies; and wholesale dealers of leather, produce, teas, and cigars. A number of hotels, lodgings, and female boarding houses also existed. The Bishop Block was an early commercial block located on North Third Street whose stores provided goods for the area.

By 1911 the character of the district had changed; it was now dominated by large

businesses in larger buildings. Only a few dwellings remained, although hotels and boarding houses were still scattered throughout the area. Some of the larger companies doing business in the area included National Biscuit Company; St. Joseph Artesian Ice & Cold Storage; Noyes-Norman Shoe Company; Wyeth Hardware; Letts-Spencer & Company; and J. D. Richardson Dry Goods. However, leisure had not totally escaped this area; a natatorium was located on North Second Street.

COMPANY HIGHLIGHTS

The following is a highlight of businesses which once existed in the remaining buildings in this district. These buildings provide a physical link to the heyday of St. Joseph's commercial history. The address of the building representing the company is in bold type.

Battreall Whittinghill Shoe was founded in 1902 by Charles August Battreall who started as a road salesman for Tootle, Hosea & Company. In 1891 he was in charge of their shoe department, which he purchased in 1902 as the foundation for his own company. By 1906 Battreall had built a new building at **302-306 N. Fourth** Street; the second building was constructed in 1916 (**301 N. Third Street**), with a bridge connection, creating a complex which covered a full block of Jules Street. In 1920 the company was worth $1,200,000.[4]

Tootle-Campbell Dry Goods Company was founded in 1849 by Milton Tootle, Sr., to supply gold rush prospectors. By 1928 the wholesale dry goods company had grown to serve over eleven states and employ 450 people. The company handled dry goods, furnishing goods, notions, rugs, and linoleum. A new fireproof building was built in 1908 (**308-324 N. Fourth Street**) and was designed for maximum efficiency and speedy handling of orders. In addition to the jobbing business, the Tootle-Campbell Company operated a large factory two blocks south where 250 people were employed in the manufacture of men's work clothing.[5]

Wyeth & Co. was a wholesale dealer in hardware, cutlery, bicycles, and sporting goods and manufactured saddlery goods of all kinds. It started in 1859 in a small building on Market Square and grew rapidly over the next fifty years. In 1892, in order to afford improved facilities for the handling of the rapidly growing business of the company, a five-story building was erected at 609-623 North Second Street (outside of this historic district) for the accommodation of the general hardware business, and, in 1899, a four story warehouse was added on North Third Street. The building at **221-213 N. Second Street** was purchased in 1900 to house the production of collars exclusively. Another building was constructed in 1905 to house the expanding harness and saddle business. A warehouse and barn were built in 1907 at 711-715 N. Second Street (outside of this historic district) to house the company's horses and hauling equipment. In 1909 a new six and one-half acre fireproof shipping warehouse was built at **201-211 Jules Street**, which was thoroughly up-to-date, efficient, and stylistically related to **316-324 N. Second Street**, c. 1908. At that time, the company employed over 500 people, and distributed goods from the Mississippi River to the Pacific coast.[6] Wyeth Hardware operated until 1989.

National Biscuit Company grew out of an earlier St. Joseph company, Sommer, Richardson & Co., the oldest manufacturer of crackers and confectionery in the city. National Biscuit Company was one of the largest and most successful manufacturing enterprises of St.

Joseph, and was the maker of the famous Uneeda Biscuit, Uneeda Jinger Wayfer, Uneeda Milk Biscuit, Uneeda Graham Wafer, Iner Seal and Red Cross Brand crackers and candies. The factory covered the entire block on Main Street between Francis and Jules Streets (202-224 Main Street) and employed over 600 people. The plant had its own electric light plant, refrigerator plant, and telephone system.[7]

Letts-Spencer & Company bought out Turner, Frazer & Company in 1898; Turner, Frazer & Company, a wholesale grocery business, had been established in 1864 in St. Joseph. Letts, Spencer & Co. was originally located in a large building on South Third Street (302-308 S. Third). In 1901 the company constructed a new building at 402-408 N. Third Street. By 1918 the company had merged with another wholesale grocery concern and was known as Letts Parker Grocery Company.[8]

Jamieson Machine Company was founded by William E. Jamieson and his two eldest sons in 1904. They built a two story brick building, 40 by 120 feet, at 213-215 North Second Street. It was adapted especially for a modern machine shop with the most modern equipment powered by electricity.[9] The company is still in operation.

J. D. Richardson Dry Goods building at 302 N. Third Street was constructed in 1892 for the Richardson, Roberts, Byrne Dry Goods Co. at a cost of $60,000. By 1900 the firm had become known as John D. Richardson Dry Goods. In 1901 $20,000 was spent on remodeling and another $40,000 in 1917. By this time it was the largest wholesale dry goods plant in the city. The current tenant at 302 N. Third Street, American Electric Co., was founded in 1897 as a wholesale electric supply house; it has also served as the wholesale franchise for Edison Mazda lamps, Maytag washers, General Electric refrigerators, and Crosley radios. The company was originally housed in the Market Square area, but was forced to relocate because of the projected central business district urban renewal project, which later resulted in the demolition of the Market Square area.[10]

Noyes-Norman Shoe Co. was a wholesale dealer in boots and shoes, growing out of a firm established in 1861. The company constructed its headquarters at 209-211 N. Third Street in 1872; this building was once part of the Wholesale Row Historic District but has been demolished. By 1897 the company had constructed a new six-story factory building at 401-403 N. Third Street and in 1909, a warehouse manufacturing building was built at 409-411 North Third Street; only the latter building remains.[11]

ARCHITECTURE

The architecture of St. Joseph mirrored its rise to prosperity. Early engravings and maps of the city depict small scale business establishments clustered around Market Square. As companies expanded and new ones were established, a need for larger and more commodious buildings arose. Some were constructed in the prevailing styles of the day--Italianate, Romanesque Revival, Classical Revival, and Eclectic. One remaining intact block of High Victorian Italianate warehouse buildings, Wholesale Row Historic District, was listed on the National Register of Historic Places in 1977, and is located adjacent to the Central/North Commercial Historic District. Other buildings were large in scale and reflected no stylistic influence, however their handsome construction and fine brick

detailing make them equally as representative of the architecture of the period.

The following is a representative sample of the architectural styles, influences, and building types found within the Central/North Commercial Historic District.

202-216 Main Street was built in two sections: 1892 (202-212) and 1898 (214-216). Although it has been slightly modified over the years, its Italianate influenced details are still evident in the rusticated brick pilasters, hooded segmental window arches, denticulated stringcourse, and corbeled brick parapet. It is a good example of an early warehouse/light manufacturing facility.

216-218 N. Second Street, c. 1865, is an excellent example of a small scale commercial block, and has its original cast iron Italianate influenced storefront intact.

316-324 N. Second Street & 201-211 Jules Street are buildings constructed, c. 1908, by Wyeth & Company to house their expanding business. Although they are simple in design and without stylistic influence, their massing and scale, well crafted brick facades and modest detailing make them exemplary examples of warehouse/light manufacturing facilities.

302 N. Third Street is an excellent example of a warehouse/light manufacturing facility in the Romanesque Revival style dating from 1901-02. It was individually listed on the National Register in 1982.

402-408 N. Third Street was also built in 1901, but was influenced by Louis H. Sullivan's commercial style as evidenced in its three part composition and decorative brickwork. Though its projecting cornice is missing, this is an excellent example of the early commercial style as expressed by Sullivan, and is the only extant use of the style for a warehouse/light manufacturing facility in this historic district.

420-422 N. Third Street, built c. 1918, is an excellent example of a service-related facility with handsome brick detailing.

308-324 N. Fourth Street was constructed in 1908 with Classical Revival ornamentation expressed in terra cotta: panels with fanciful decorations, projected entablature with wave pattern and tongue and dart bed mold, stringcourse, cartouches, and entry surround. It is an excellent example of a warehouse/light manufacturing facility as expressed in the Classical Revival architectural style.

EDMOND JACQUES ECKEL

Some of the buildings located within the Central/North Commercial Historic District are additionally significant as excellent examples of the work of Edmond J. Eckel (1845-1934), one of the most prominent architects in St. Joseph during the peak of its prosperity. His firm was responsible for a number of the large warehouse/manufacturing buildings located within this historic district.

Eckel was born in Strasbourg, Alsace-Lorraine, and attended the L'Ecole des Beaux Arts in Paris for four years. In 1869, after graduation, he immigrated to the United States seeking a city in which to locate. By accident, he was stranded in St. Joseph for a number of days and, after observing the vitality of the city, decided to stay. He joined a local firm, Stigers & Boettner, as a draftsman, eventually becoming a partner (Boettner & Eckel).

In 1880 Eckel established his own firm, and was soon joined by George R. Mann. One of their first important commissions was the Union Railroad Depot. Over the course of the firm's history (1880-1893: Eckel & Mann, 1893-1908: Eckel; 1908-1910: Eckel & Boschen; 1910-1934: Eckel & Aldrich; currently: Brunner & Brunner)[12], the following buildings were designed: 57 churches, 117 schools, 285 residences, 44 banks, 6 libraries, 56 apartment complexes, 36 associations and clubs, 34 businesses associated with automobiles, 17 large and 201 smaller business buildings, 29 hospitals and doctors' offices, and numerous miscellaneous projects.[13] Many of these buildings were built in St. Joseph.

As with many architects of the late nineteenth century, Eckel was familiar with various architectural styles. No one particular style can be labeled "Eckel", rather he was proficient in many styles, from the Italianate to Classical Revival. This diversity of design is evident in the number of buildings attributed to his firm that are located within the Central/North Commercial District. Italianate influence is seen in 214-216 Main Street, constructed in 1898 under the firm Eckel and Mann. Although it is not known if the firm also designed the earlier building at 202-212 Main Street (1892), the neighboring building is similar in detail with corbeled brick parapet, rusticated brick pilasters and segmental arched windows.

The building at 302 N. Third Street is an excellent example of Romanesque Revival architecture as done by Eckel in 1901-02; its massiveness, use of round arch forms, and fenestration reflect the style. This seven story brick and stone building (the only stone building within the district) has transomed windows set deeply into the wall and arranged in ribbon-like groups. There are also large arched windows set in openings without columns or piers. The massive granite corner column at the entry bay has foliated forms on its capital, a common Romanesque detail. However, the terra cotta details on the Jules and Third streets facades and the rusticated first story are Renaissance derived motifs.

Later examples of Eckel's work, in the Classical Revival style, are at 302-306 N. Fourth Street and 308-324 N. Fourth Street, the latter building being designed in conjunction with Ames & Young. Built in 1906, 302-306 N. Fourth Street was constructed as a manufacturing facility. It is simple in design, but its scale and proportions are in keeping with a Classical influence. Its details include a projected metal cornice and fenestration set within brick arcading; stone cartouches are set beneath the fifth story level at each building corner. Despite alterations to the entrance, the building retains its Classical Revival detailing on its dominating upper floor space.

Two years later, Eckel designed 308-324 N. Fourth Street using Classical Revival ornamentation combined with some commercial style details. This building has a projecting copper cornice with a brick dentil course below; terra cotta panels with fanciful

decoration separate the bays of the eighth story. A terra cotta projecting entablature with a wave pattern and egg and dart bed molding is set between the second and third stories. Cartouches are at the corners on the second story level and half round paneled windows are on the first story corners. The windows are, however, 1/1 Chicago-style sash, an acknowledgement of the new commercial style of architecture coming into vogue. Eckel was also responsible for the design of the contiguous Wholesale Row Historic District, a series of four High Victorian Italianate structures which were all built in the 1880s.

Addendum

This district is not being nominated under Criterion B for significance with any individual although the potential may exist. The scope of this project did not include a review of residential properties which, if extant, could retain a stronger association with significant businessmen.

Additionally, this district is not being nominated under Criterion D for potential to yield information. Some original machinery (i.e. belt-driven machinery in a machine shop) may still be intact in one or more of the buildings in this district. If so, this type of operation could yield information about historic small-scale industrial practices. The interiors of buildings were not inspected, in order not to interfere with local preservation efforts to introduce the concept of National Register recognition to property owners, most of whom were unaware of this project during the data collecting phase.

ENDNOTES

1. Board of Trade of St. Joseph, Missouri, Eleventh Annual Report for the Year Ending December 31, 1889 by Fred. F. Schrader, Secretary (St. Joseph: St. Joseph Steam Printing Co., 1890), p. 60.

2. Walter Williams, The State of Missouri: An Autobiography (Columbia MO: E.N. Stephens, 1904), p. 285.

3. Ibid. p.286-287.

4. W.P. Tracy, Men Who Make St. Joseph, "The City Worth While" (St. Joseph, MO: W.P. Tracy, 1920), n.p.

5. St. Joseph Chamber of Commerce, St. Joseph, Missouri Today (St. Joseph, 1928), n.p. Illustrated Review of St. Joseph, Missouri, Comprising a Brief History of the Metropolis of the West (St. Joseph: n.p., 1887), p.40.

6. W.M. Wyeth & Co. A Half Century of Progress (St. Joseph: Wyeth Hardware and Manufacturing Co., 1909), n.p. Daily News History of Buchanan County and St. Joseph, Missouri (St. Joseph: St. Joseph Publishing Co., 1898), p.551.

7. Historical Souvenir, St. Joseph, Missouri (St. Joseph: Hardman Engraving Co., 1902), n.p. Illustrated Review, p.33. Journal of Commerce Special (Descriptive of St. Joseph's Wonderful Industrial Progress) St. Joseph: Union Printing Co., July 1900; reprint ed., Maysville, MO: Farmer Printing Co., 1976; reprinted with The Place to Live (1911), n.p.

8. Journal of Commerce Special, n.p. St. Joseph building permit, #5542 (1901).

9. Chris L. Rutt, History of Buchanan Co. and the City of St. Joseph & Representative Citizens (Chicago: Biographical Publishing Co., 1904), p.647.

10. Nancy Sandehn, "Richardson, John D., Dry Goods Co.," National Register of Historic Places nomination form, 4/12/82.

11. Daily News History of Buchanan County, p.544. Journal of Commerce Special, n.p. Illustrated Review, p.41.

12. John Albury Bryan, ed., Missouri's Contribution to American Architecture (St. Louis, MO: St. Louis Architectural Club, 1928), n.p.

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

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Bryan, John Albury, ed. Missouri's Contribution to American Architecture. St. Louis, MO: St. Louis Architectural Club, 1928.

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Missouri Office of Historic Preservation: Architectural/Historic Inventory Survey Forms.

Rutt, Chris L. History of Buchanan Co. and the City of St. Joseph and Representative Citizens. Chicago: Biographical Publishing Co., 1904.

Saint Joseph Historical Society. "Old Saint Jo, Outstanding Buildings and Two Architects." St. Joseph: Saint Joseph Historical Society, 1987.

Sanborn Insurance Maps: 1883, 1888, 1897, 1911.

Sandehn, Nancy. "Richardson, John D., Dry Goods Co." National Register of Historic Places Nomination Form. 12 April 1982.

Tracy, W. P. Men Who Make St. Joseph, "The City Worth While." St. Joseph: W. P. Tracy, 1920.

W. M. Wyeth and Co. A Half Century of Progress. St. Joseph: Wyeth Hardware and Manufacturing Co., 1909.

NOTE: Check Multiple Property Documentation form for additional references.

10. Geographical Data

UTM references:

Point E Zone 15 340760mE 4403560mN

Boundary Justification

The boundary includes the entire area which retains historic integrity and which relates to the commercial historic context ("Queen City of the West: Commerce in St. Joseph, c. 1865-1929"). To the south of the district is vacant, undeveloped land and a modern civic center complex. To the west is an interstate highway and the Missouri River. Newer light manufacturing facilities are to the northwest. North of the district is a residential area. To the east of the district are the historic Buchanan County Courthouse (NR: 8/21/72) and a modern banking facility. This district excludes the Wholesale Row Historic District; although the resources are integrally related, the district has already been listed in the National Register (4/12/82) and encompassing it in this larger district would require including two large vacant lots (one-half block each), therefore effecting the cohesiveness of this district.

9. Major Bibliographical References

☒ See continuation sheet

Previous documentation on file (NPS): N/A

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

Primary location of additional data:

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

Specify repository: St. Joseph Community Dev. Dept.

10. Geographical Data

Acreage of property approximately 15 acres

UTM References

	Zone	Easting	Northing
A	15	340640	4403920
B	15	341640	4403090
C	15	341380	4403090
D	15	340700	4403390

☒ See continuation sheet

Verbal Boundary Description

Please refer to the attached base map (1" = 200').

☐ See continuation sheet

Boundary Justification

☒ See continuation sheet

11. Form Prepared By

name/title 1. Karen L. Kummer/Architectural Historian and Alice Edwards/Preservation Planner
organization The URBANA Group, Inc. date March, 1990
street & number P. O. Box 1028 telephone 217/344-PLAN (7526)
city or town Urbana state IL zip code 61801-9028

2. Historic Preservation Program
Department of Natural Resources
Division of Parks, Recreation and
Historic Preservation
P. O. Box 176
Jefferson City, Missouri 65102
Date: January 15, 1991
Telephone: 314/751-5365

The following information remains the same for all photographs:

Central/North Commercial Historic District
St. Joseph, Buchanan County, Missouri
Photographer: The URBANA Group, Inc.
(Alice Edwards)
Date: October, 1989
Negatives at: St. Joseph City Hall
Community Development Department
Room 201
11th & Walter Welsh Avenue
St. Joseph, Missouri

#1/12
camera facing west
202-224 Main Street

#2/12
camera facing northwest
212-214 (left) and
216-218 N. Second;
120 Jules (right)

#3/12
camera facing west
216-218 N. Second Street

#4/12
camera facing northeast
301 N. Third Street

#5/12
camera facing northwest
302 N. Third Street

#6/12
camera facing northwest
402-408 N. Third Street

#7/12
camera facing northwest
420-422 N. Third Street

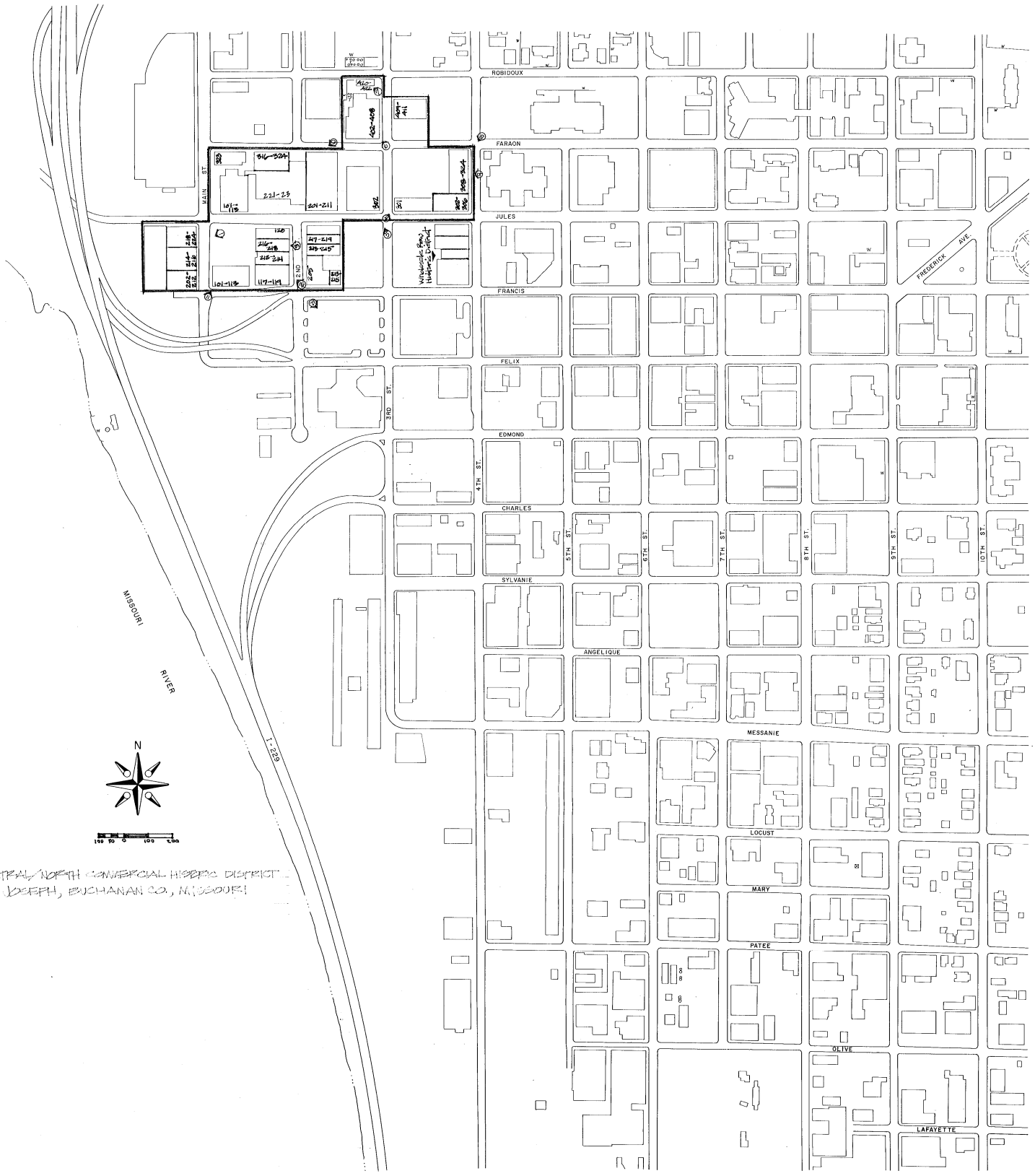
#8/12
camera facing southwest
308-324 N. Fourth

#9/12
camera facing west
detail of 308-324 N. Fourth

#10/12
camera facing southwest
201-211 Jules Street

#11/12
camera facing northeast
101-113 Francis Street

#12/12
camera facing southeast
looking outside of the
southern district boundary



CENTRAL/NORTH COMMERCIAL HISTORIC DISTRICT
ST. JOSEPH, BUCHANAN CO., MISSOURI




JAMIESON MACHINE CO.
JAMIESON MACHINE AND INDUSTRIAL SUPPLY
MACHINIST ENGINEERS
AND MILL SUPPLIES
V-BELTS & DRIVES
ROLLER CHAIN & SPROCKETS
STULL'S PAINTING
233-6827.
FSF 561


JAMIESON MACHINE CO.
Hydraulic Hose and Couplings
Industrial V-Belts
Industrial V-Belts
Industrial Hose


JULES ST
N 3 ST
STOP

STOP


ONE WAY




STOP
STOP
ONE WAY


YORK
INTERNATIONAL
DISTRIBUTION
CENTER




SHIPPIN
RECEIVIN
NO
PARKING

