

MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 1

1. Survey No. BN-AS-022-001		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1002	Street (name) North 24 <sup>th</sup> Street
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Theissen Residence/Connors Residence			9. Present/other name (if known):
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Single Dwelling	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1912	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Otto Theissen	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Foursquare	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Square	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Hipped	36. Front porch type/placement: Platform	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This house was built in 1912 by Otto Theissen who operated a saloon at 302 Edmond. In later years, this house was owned by Mr. & Mrs. Joseph Connors. Mr. Connors was a nephew of the Theissens and was raised by them. The present owner is the son of True Davis, Jr. international banker and former ambassador to Switzerland and great-grandson of W. Frank Davis early stock yards commission man and in 1911 organizer, with his son True and E.A. Poe, of the Anchor Serum Company...This building has been converted from a residence to corporate headquarters for this oil exploration company. Building originally had a porch across the front which has been removed." (Sandehn, Nancy. 1002 N. 24th St." Historic Inventory Form. BN-AS-016-134. Frederick Avenue Survey. August, 1981).

Occupants: 1915: Otto Theisen 1921: Otto Theisen 1926: Otto Theisen 1930: Otto Theisen 1935: Mary T. Theisen 1940: Vacant 1945: Robert Malone 1949: Jos. T. Connors 1955: Jos. T. Connors 1960: Ruth Connors 1977: Ruth Connors. Cardinal Oil occupied the building by 1981.

This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1002 N. 24th Street." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. 1002 N. 24th St." Historic Inventory Form. BN-AS-016-134. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1002 N. 24th Street fronts N. 24th Street, a north-south residential street, to the east. The north property boundary fronts Frederick Avenue, a main commercial thoroughfare. An ornamental grass lawn and mature deciduous trees characterize the landscaping. No outbuildings were observed. There is a concrete paved parking lot immediately south of the parcel. It is likely associated with the property, but is located outside the legal parcel. The parking lot occupies land that was likely a vacated portion of Jones Street, but is currently not platted or identified with any specific owner.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1002 N. 24th Street is a two story American Foursquare single-family dwelling. It has a square plan, brick cladding, and a hipped pyramidal asphalt roof with wide eaves. Hipped dormers are centered on each roof elevation. The dormers are clad in historic wood clapboard and contain two 1/1 non-historic aluminum windows. The primary elevation is two bays wide at the first story. Non-historic three-ganged 1/1 aluminum windows with a continuous cast stone sill and wide mullions define the first bay. The primary entrance defines the second bay. It contains paired thirty-two panel wood doors flanked by non-historic single-light sidelights. A wood-framed non-historic "Cardinal Oil Building" sign spans the top of the entrance. A low, brick platform porch extends from the primary entrance. Short brick piers with cast stone caps occupy the porch corners. An integrated brick planter extends south from the porch and lines the primary elevation below the window bay. Four bays organize the second story. Non-historic 1/1 aluminum windows with cast



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stone sills fill each second-story bay at the primary elevation. A shallow bump out extends from basement level to the second story at the north elevation.

Alterations include non-historic replacement windows, non-historic signage, and the removal of a front porch prior to 1981. While the windows are replacements, they fill historic openings and are complimentary in style. The porch removal may be associated with the conversion from residential use to commercial use c. 1960. 1002 N. 24<sup>th</sup> Street retains good historic character.





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1. Survey No. BN-AS-022-002		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1829	Street (name) Colhoun Street
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Foster-Hall Tire Company		9. Present/other name (if known):	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1928	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Foster-HallTire Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

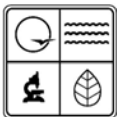
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Not visible
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: Northwest corner	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c.2000 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1 1/2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 10	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Pyramidal; Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed in 1928 for the Foster-Hall Tire Company, who had previously been at 1221 Frederick (see inventory sheet #21). In addition to being the Firestone dealers in the city, Foster-Hall was also the operator of the second commercial radio station in the city. The call letters of the station were KGBX, and the studio was in the ½ story of the center section. Ralph Foster, president of Foster-Hall moved to Springfield, Missouri in the early 1930's. One-half block North of this building at the Southwest corner of 19th and Howard is the building built by M.A. Ashbrook in 1860 and which he operated as the Ashbrook Hotel until 1894 or 1895. Ashbrook was the founder of Ashville, Ohio in 1845 and came to St. Joseph in 1859." (Sandehn, Nancy. "19th & Frederick Avenue." Historic Inventory Form. BN-AS-016-071. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Not Listed 1930: Foster-Hall Tire Co. 1935: Firestone Service Stores Inc. 1940: Firestone Auto Supply & Service 1945: Firestone Auto Supply & Service 1949: Firestone 1955: Firestone Stores and Retread Shop 1960: Firestone Stores and Retread Shop 1977: Not Listed

Firestone occupied this buildign into the late 1990s. 1829 Colhoun Street retains fair historic character, however significant material alterations to the primary elevation result in a loss of integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1829 Colhoun Street." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "19th & Frederick Avenue." Historic Inventory Form. BN-AS-016-071. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

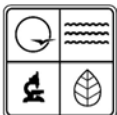
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1829 Colhoun Street primarily fronts Colhoun Street, an east-west residential street, to the south. The southeast corner of the property fronts Frederick Avenue to the south. The site is paved with concrete and asphalt and lacks vegetation. The paved surface appears associated with service functions, not parking. No outbuildings were observed.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1829 Colhoun is a one and one-half story commercial building with an irregular plan consisting of a polygonal center and two symmetrical wings. A pyramidal roof tops the center polygonal section while the wings have flat roofs. A brick chimney pierces the northwest corner of the roof. The building is clad in brick with prefinished metal panel accents at the primary elevation. The primary entrance is centered on the polygonal section and contains a non-historic plywood door. Large window openings flank the entrance and are centered on each polygonal plane. Plywood boards cover the openings. A wide band of prefinished metal panels tops the display window bays. Several panels are missing and reveal historic brick and concrete panels underneath. Five rectangular



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sections of decorative brick form the parapet above the prefinished panel. Molded swags accent the center section, which shows evidence of a missing piece of ornament. Six bays organize the southwest wing. Display windows with six-light transoms define the first two bays. Only the painted metal transoms are visible; plywood obscures the lower sash. A matching display window system with a pedestrian entrance defines the third bay. Vehicular bays define the remaining three bays and are boarded with plywood. Nine bays organize the northeast wing. Rectangular window openings with header brick sills define the first and seven through ninth bays. A pedestrian entrance defines the third bay and vehicular entrances define the remaining bays. All bays are boarded with plywood. Evenly punched fenestration pierces the secondary elevations. The secondary elevation bays have header brick sills and are boarded with plywood.

This resource has undergone material alterations since 1981, including the application of pre-finished panels to the exterior at the primary elevation, above the window and door openings. It is unknown if historic windows remain under non-historic plywood boards. These alterations appear associated with the Expert Tire Co. occupation beginning in 1999-2000.





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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-003		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1946	Street (name) Colhoun Street
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Fleeman Funeral Home (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Funerary: Mortuary	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: c. 2007	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

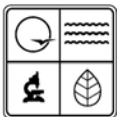
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2007 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.):
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1884, Reinhold Meierhoffer and R.A. Pegan began a funeral home at the corner of 9th and Felix. In 1923, Walter Meierhoffer moved the business to 13th and Faraon. In 1928, the Fleeman Funeral Home, which had been started by William J. Fleeman in 1912 built this building. In January 1947, the newly merged Meirhoffer-Fleeman [sic] firms occupied this building. The Meierhoffers were Swiss who had come to this country in 1848, landing in New Orleans and first settling in the Boonville area of Missouri, Reinholds elder brother, George was a cooper who established his business at 5th and Sycamore in 1875...The original building is that which is back from the sidewalk. Addition are in front of original building and on the west end. The stucco walls and red Moorish roof tiles make this building style unusual for the mid-west." (Sandhen, Nancy. "1946 Colhoun." Historic Inventory Firm. BN-AS-016-085. Frederick Avenue Survey. 1981).

The Meierhoffer-Fleeman Funeral Home occupied the site from 1928 until 2007, when it was demolished to construct the parking lot. The resource does not retain integrity due to demolition.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

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Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1946 Colhoun Street." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandhen, Nancy. "1946 Colhoun." Historic Inventory Form. BN-AS-016-085. Frederick Avenue Survey. 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1946 Colhoun Street fronts Frederick Avenue, a main commercial thoroughfare. Landscaping is minimal and includes an ornamental grassy area. Concrete sidewalks line the north and east perimeter while a narrow alley abuts the rear. No outbuildings were observed.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1946 Colhoun is an asphalt paved surface parking lot constructed c. 2007. The paved lot occupies the south two-thirds of the lot while a rectangular grassy area occupies the north third.





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1. Survey No. BN-AS-022-004		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1015-1033	Street (name) Faraon Street
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Wyeth Flats		9. Present/other name (if known): San Regis Apartments	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Domestic: Multiple Dwelling

### HISTORICAL INFORMATION

12. Construction date: 1888	15. Architect: W.M. Wyeth	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: W.M. Wyeth	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: W.M. Wyeth	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

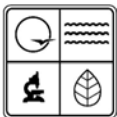
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 6/6
24. Vernacular or property type:	31. Chimney placement: Exterior (north, south, and rear elevations),	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Renaissance Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2007 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 4	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 10	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "W.M. Wyeth, born Harrisburg, PA, 1832 came to St. Joseph in 1859, the same year as the completion of the Hannibal and St. Joseph Railroad. With \$5,000 in stock he commenced what would grow into the giant Wyeth Hardware Company. This building was one of three which he built, one being the location of the St. Joseph Museum. His son, Houston, combined the two west flats into a single residence. The Houston Wyeth's lived here until completion of Wythewood in 1918." (Sandehn, Nancy. "1015-1031 Faraon." Historic Inventory Form. BN-AS-016-131. Frederick Avenue Survey. June, 1981).

The Wyeth Flats has remained an apartment building since construction and is currently known as the San Regis Apartments.

The Wyeth Flats at 1015-1031 Faraon was listed on the National Register of Historic Places on October 25, 1985 for its associations with William Maxwell Wyeth, Huston Wyeth, and Dr. Jacob L. Geiger, whom were significant persons in St. Joseph history, and in the area of commerce. The listing was associated with the Historic Resources of Frederick Avenue, St. Joseph, Multiple Resource Area document.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1015-1031 Faraon Street." [www.historicaerials.com](http://www.historicaerials.com)

NETROnline. "1002 N. 24th Street." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandhen, Nancy. "1015-1031 Faraon Street." Historic Inventory Form. BN-AS-016-131. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Wyeth Flats fronts Frederick Avenue, a main commercial thoroughfare, at the southeast corner. Narrow garden beds at the south property edge characterize the landscaping. The rear of the property is paved with concrete.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

The Wyeth Flats is a four-story brick apartment building with brick and terra cotta cladding, a flat roof, and irregular plan. Ten bays organize the primary elevation. Full-height brick pilasters define the bays. Bays 2-9 contain entrances at the first story. Rounded arches with decorative molded terra cotta panels top the two center entrances. Each entrance contains single or paired fifteen-light wood doors. The Wyeth Flats were listed on the National Register of Historic Places on October 24, 1985. See the National Register listing for detailed information.

Many windows have been replaced, however they fill historic openings and are complimentary in style. While the resource was listed as 1015-1031 Faraon Street, the legal address has since been altered to 1015-1033 Faraon Street. This form reflects the current legal address. The resource exhibits excellent historic character and retains integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-005		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1001	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Sammy's Drug Store (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Healthcare: Medical Business/Office	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 2007	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Sam Freed	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

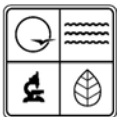
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2007 Endangered by:
26. Plan shape: Quadrangle	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

1001 Frederick Avenue is a non-historic asphalt parking lot constructed in 2007. Sammy's Drugstore (1946) formerly occupied the site and was demolished prior to the parking lot construction (Sandhen, Nancy. "1001 Frederick Avenue." Historic Inventory Form. BN-AS-016-001. Frederick Avenue Survey. June, 1981).

Sammy's Drugstore was the first tenant while Midwest Photography was the last. 1001 Fredrick Avenue is less than fifty years of age and is not eligible for listing

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1001 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandhen, Nancy. "1001 Frederick Avenue." Historic Inventory Form. BN-AS-016-001. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1001 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare. Landscaping surrounds the parking lot and includes grass, mature deciduous trees, and shrubbery.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1001 Frederick Avenue is an asphalt surface parking lot with a quadrangle plan. It is accessed from the north and contains two islands with concrete curbs. Landscaping surrounds the lot.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-006		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1027	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Roy Jackson Plumbing & Heating/ Herman Pharmacy		9. Present/other name (if known): Salon 1027	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: c. 1870-1885	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: William Grill	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

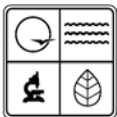
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Triangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The earliest section of this building is that at the corner and was probably built in the 1870's by William Grill, who was listed in City Directories as selling toys, notions fancy goods and operating a saloon. For over 60 years, this building was a drug store, although operated by a number of different firms. The west two sections of the building were probably built in the mid-1880's by Frank Werst. Werst operated a saloon in an earlier building on this lot and was the owner of this part of the lot in the 1870s and 1880s." (Sandehn, Nancy. "1019-1027 Frederick Avenue." Historic Inventory Form. BN-AS-016-002. Frederick Avenue Survey. June, 1981).

Occupants: 1921:MO Double Tread Tire Const. Co (1019), General Cigar Co (1021), Bender's Pharmacy (1027) 1926: BS Riney, carpets (1019), BV Parks, gro (1021), Bender's Pharmacy (1027) 1930: Roy Jackson Plumbing & Heating (1019), Vacant (1019 1/2), Vacant (1021), Walter Bender drugs (1027) 1935: Roy Jackson Plumbing & Heating (1019), Adolf Berggren (1019 1/2), Prindle-Branson Furnace (1021), Louis Herman drugs (1027-29) 1940:Roy Jackson Plumbing & Heating (1019), Vacant (1019 1/2), Louis Herman drugstore (1021-29) 1945: Roy Jackson Plmbg & Htg, Herman Drug Stores No. 3 1949: Roy M. Jackson Plumbing (1019), Paul Evans (1019 1/2), Herman Drug Stores No. 2 (1021-31) 1955: Jackson Plbg. (1019), Herman Drug Co. (1027) 1960: Jackson Plbg. (1019), Herman Drug Co. (1027) 1965: GFC Loan Co.(1019), Arthur Murray Dance Studio (1019 1/2), St. Joseph Auto Club (1027) 1970: General Finance Loan Co. (1019), St. Joseph Auto Club (1027) 1977: GFC Loan Corp (1019), Bray's Photography Studio (1027)

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO:J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO:H. Fotheringham & Co.,1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co.,1882-1896.

NETROnline. "1019-1027 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co.,1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1019-1027 Frederick Avenue." Historic Inventory Form. BN-AS-016-002. Frederick Avenue Survey. June, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw,1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co.,1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

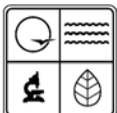
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1027 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, and occupies the east corner of a large triangular block. The site features no landscaping. A wide concrete sidewalk lines the north and south perimeter while a large asphalt parking lot abuts the west elevation.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was apparently built in four different segments, but the building has been altered to the point that separate identities are difficult to prove. There is a combination of façade changes and alterations which disguise the original appearance of the building." (Sandehn, Nancy. "1019-1027 Frederick Avenue." Historic Inventory Form. BN-AS-016-002. Frederick Avenue Survey. June, 1981).

1019-1027 Frederick Avenue is a two-story, two-part commercial block originally constructed in four separate phases; however, the building was combined prior to the 1981 survey. The footprint is triangular, with clipped northeast and southwest corners. The building has painted brick cladding with Italianate ornament and a flat roof. A portion of the parapet has been removed from the east



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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half, creating a stepped roofline. Five bays organize the primary elevation. A non-historic six-part aluminum storefront system defines the west bay. The fifth part is a pedestrian door with glazing while fixed display windows form the remaining five parts. A bank of four non-historic aluminum fixed display windows defines the second bay while a bank of three matching windows defines the third bay. A second, recessed entrance with a non-historic aluminum door with glazing defines the fourth bay. Paired non-historic fixed aluminum display windows fill the final bay. Non-historic largescale gray glass tile clads surrounds the first two bays while contrasting black largescale glass tile surrounds the last three bays, visually separating the two storefronts although the building sections are combined. Fourteen window bays organize the second story at the primary elevation. Historic 1/1 wood windows fill bays 7, 9, 10, 13, and 14. The remaining bays are boarded with plywood. The first nine bays are slightly recessed from the elevation plane. Stepped brick dentils top the recessed area. Soldier brick lintels with keystones top the bays. The east five bays are not recessed and are unornamented. A secondary entrance is centered on the east clipped corner. The entrance is recessed and contains a non-historic metal slab door. Non-historic largescale glass tile surrounds the entrance.

1027 Frederick Avenue has been significantly altered since the 1981 survey. Non-historic tile clads the primary elevation at the first story, significantly altering the elevation. The historic storefronts and display windows have been replaced and the brick cladding has been painted. A grid-pattern, potentially tile, sheath formerly covered the clipped corner but was removed post-1981. Due to significant material alterations, 1019-1027 Frederick Avenue retains fair historic character, however does not retain integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-007		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1102	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Diamond Motor Company, Arnold Strong Motor Company, M.B. Roy's Company		9. Present/other name (if known): 3:16 Home Exteriors	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1914	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Arnold Strong Motor Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

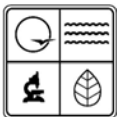
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: Side, south elevation	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1934; 1958 <input checked="" type="checkbox"/> Altered Date(s): 2016 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 7	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built for one of the early automobile distributorships of the City. Through several ownership changes, it was the location of the Dodge and Dodge-Plymouth dealerships. It has been the location of St. Joseph Surgical Supply since 1972. This is the site of the first Nunning Brewery...The building was enlarged in 1934 by the Arnold-Strong Motor Company and in 1958, by the M.B. Roys Motor Company. This later addition is concrete block" (Sandehn, Nancy." 1102 Frederick Avenue." Historic Inventory Form. BN-AS-016-003. Frederick Avenue Survey. June, 1981).

Occupants: 1921: Farmer Auto Co. Inc. 1926: Farmer Auto Co 1930: Harlen Motor Co. 1935: Arnold Strong Motor Co 1940: M.B. Roy's Motor Co. 1945: MB Roys Motor Co. 1949: M.B. Roy's Motor Co. 1955: MB Roys Motor Co. 1960: Tracy Motor Co. 1965: Tracy Motor Co. 1970: Bob Nodler Dodge 1977: St. Joseph Surgical Supply.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1102 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy." 1102 Frederick Avenue." Historic Inventory Form. BN-AS-016-003. Frederick Avenue Survey. June, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1102 Frederick Avenue occupies a triangular corner lot which fronts Frederick Avenue, a main commercial thoroughfare, to the north and Faroan Street, an east-west secondary street, to the south. A large asphalt paved surface parking lot occupies the east half of the parcel. Concrete curbs and sidewalks line the property edges.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "A decorative band pattern of bond brick which is also found on several other Avenue business buildings graces the upper portion of this building. The intricate corner laid brick and stringcourse are of raised brick. The building was enlarged in 1934 by the Arnold-Strong Motor Company and in 1958, by the M.B. Roys Motor Company. This latter addition is concrete block." (Sandehn, Nancy." 1102 Frederick Avenue." Historic Inventory Form. BN-AS-016-003. Frederick Avenue Survey. June, 1981).

1102 Frederick Avenue is a one-story automotive building with an irregular footprint and flat roof. Brick clads the building. Seven bays organize the primary elevation. A recessed entrance with a historic aluminum storefront defines the second bay. The storefront includes a single pedestrian entrance with full glazing and a fixed transom. Fixed display windows flank the door. A historic eleven-part aluminum storefront system defines the seventh primary elevation bay. A pedestrian door with full glazing and a fixed transom forms the eighth part. Wide fixed display windows form parts 7 and 9-11. Narrow fixed display windows form the remainder of the store front system. Historic fifteen-light steel windows with concrete sills define the remaining primary elevation bays. The west elevation fronts the intersection to the west and is highly visible from Frederick Avenue. Two large fixed aluminum display windows occupy most of the elevation. A non-historic aluminum awning shelters the west primary elevation storefront and wraps around to



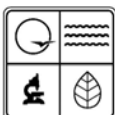
MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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shelter the west elevation display windows. A band of ornamental brick in a basket weave pattern accents the street-facing elevations near the roofline. A short brick chimney pierces the parapet at the south elevation. A c. 1934 one-story brick garage extends from the east elevation near the rear. Three vehicular bays with non-historic overhead doors pierce the south elevation of the garage. A c. 1958 one-story concrete block garage/warehouse abuts the east garage elevation. It does not currently appear associated with the resource. It's historic relationship to 1102 Frederick Avenue is unknown.

1102 Frederick Avenue has been minorly altered since the 1981 survey. The current awning (2016) replaces a narrow awning present in 1981. The aluminum storefront is likely a replacement associated with the mid-century M.B. Roys Motor Company occupation and is thus a historic alteration. 1102 Frederick Avenue does not otherwise appear significantly altered and retains good historic character. This resource retains integrity.





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1. Survey No. BN-AS-022-008		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1109	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Unknown		9. Present/other name (if known): Missouri Electric, Inc.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Business	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1900	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: W.E. Spratt	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

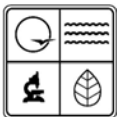
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 H; fixed display NH
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c.1911-1949 <input checked="" type="checkbox"/> Altered Date(s): 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was apparently built by W.E. Spratt as a part of his real estate business in the downtown area. Spratt was a two term Mayor of the City from 1904-1908. It has consistently been business on the first floor and residence on the second." (Sandehn, Nancy. "1109 Frederick Avenue." Historic Inventory Form. BN-AS-016-004. Frederick Avenue Survey. June, 1981).

Occupants: 1921: Brooks radiator Repair Co. 1926: Z&M Tire Co (1109) EM Spencer (1109 1/2) 1930: Vacant 1935: Vacant 1940: Vacant (1109), Cath belter (1109 1/2) 1945: Vacant 1949: Sandusky & Fuller Paint Co. (1111), Mark Kretzchmer (1111 1/2) 1955: Nelson Electric 1960: Multi-Letter Co 1977: Hadley's Art Studio

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1109 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1109 Frederick Avenue." Historic Inventory Form. BN-AS-016-004. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

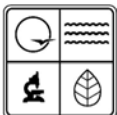
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1109 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. An asphalt surface informal parking area occupies the west half of the site. The north and west edges of the parking lot are heavily sloped. The site lacks vegetation. The parking lot replaces four buildings demolished in 1973. The buildings included three commercial buildings and one single-family residence and were vacant at the time of demolition. Herman Ganter was the last known occupant of the residence (1107 Frederick). The last known occupant of 1101-1107 was AI Appliance, however the commercial buildings appear to have been vacant for several years prior demolition.



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41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "A decorative pattern load brick serves as a cornice with stone lug sills and arch radiating voussoirs at the windows. Sometime in the past, the area beneath the show windows have[sic] been bricked and a metal awning has been added." (Sandehn, Nancy. "1109 Frederick Avenue." Historic Inventory Form. BN-AS-016-004. Frederick Avenue Survey. June, 1981).

1109 Frederick Avenue is a two-story, two-part commercial block building with brick cladding and a flat roof. It is three bays wide at the first story and two bays wide at the second story. The primary entrance defines the center first-story bay and contains a metal door with glazing. The entry is recessed and fixed non-historic aluminum windows with header brick sills pierce the recessed sidewalls. Non-historic fixed aluminum storefront windows with header brick sills fill the outer first-story bays. A transom tops the first-story bays. Aluminum siding covers the transom. Segmental arch windows define both second-story bays. Historic 1/1 wood windows with concrete sills and header brick lintels fill the bays. An incised floral motif accents wood fill between the square window and arched lintel. A narrow band of ornamental brick work in a repeating geometric motif accents the cornice. A historic concrete block addition with stepped east and west parapets extends from the rear. A historic metal slab door fills the single rear elevation bay.

Alterations to 1109 Frederick Avenue include non-historic fixed storefront windows and aluminum siding infill at the storefront transom. While the storefront windows are non-historic, they fill historic masonry openings and preserve the historic fenestration pattern. The second-story windows appear to be historic replacement windows; however, the installation date is unknown. While a non-historic solar array is present on the roof, it is not visible from the primary elevation and does not significantly impact secondary elevation views. The rear addition is a historic alteration. Sanborn Maps indicate the addition was constructed between 1911 and 1949, however the exact construction date is unknown. A metal awning present at the 1981 survey date has been removed. The aluminum infill replaced wood infill between 2008 and 2013. . The 1981 infill material is unidentified however similar in appearance 1109 Frederick Avenue retains good historic character . This resource retains integrity.



NO  
PARKING  
STREET  
SIDE  
LOADING

EMERGENCY  
2 HOUR  
2 ROUTE

MISSOURI  
Electric, Inc.  
Electrical Contracting  
279-1056



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1. Survey No. BN-AS-022-009		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1111	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Unknown		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Work in Progress

### HISTORICAL INFORMATION

12. Construction date: 1895	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Frank & Mary Eichenlaub	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

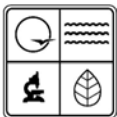
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2017 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Typical of the buildings along the length of Frederick Avenue, there is a shop on the first floor and residence on the second. The building was probably built by Frank and Mary Eichenlaub, he was a barber and she was a confectioner. They purchased this lot in 1895. The first owners of the lot were Henry & William Krug of the Krug meat processing industry." (Sandehn, Nancy. "1111 Frederick Avenue." Historic Inventory Form. BN-AS-016-005. Frederick Avenue Survey. June, 1981).

Occupants: 1921: J.L. Shackelford Tile & Mantel Co. 1926: Vacant 1930: A.E. Ferguson, barber 1935: Ferguson Barber and Beauty shops 1940: Acme Radio Supply 1945: Vacant 1949: Edwards Food Shop (1113), J. Lon Edwards (1113 1/2) 1955: Vacant 1960: James Stevenson, barber 1965: Desert Inn 1977: Vacant

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1111 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1111 Frederick Avenue." Historic Inventory Form. BN-AS-016-005. Frederick Avenue Survey. August, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1111 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A concrete sidewalk abuts the primary elevation and concrete curbing lines the street. A concrete slab patio occupies the rear of the lot. The building abuts a slope at the rear which obscures the first story at that elevation.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There is a coffered brick cornice with continuous smooth stone sill and lintel. The windows and doors have transoms. There is a carved wooden inset in the segmental arch of the double windows and cast-iron pilasters on the first floor." (Sandehn, Nancy. "1111 Frederick Avenue." Historic Inventory Form. BN-AS-016-005. Frederick Avenue Survey. June, 1981).

1111 Frederick Avenue is a two-story, two-part commercial block building with painted brick cladding and a flat roof. It is two bays wide at the first story and two asymmetrical bays wide at the second story. Non-historic aluminum storefront systems fill both first-story bays. A one-part system with a fixed window and fixed transom fills the first bay while a three-part storefront system defines the second bay. The first part is the primary entrance while the remaining two parts are fixed windows with fixed transoms. Two large, square panels accent the door. The top panel has fixed glazing while the bottom panel is painted. A narrow sidelight abuts the primary entrance to the east and separates the entrance from the adjacent window. Segmental arch window bays pierce the second story. The bays are asymmetric and offset west of center. The west bay is narrow and has been infilled with wood planks. The east bay is significantly wider. Wood infill surrounds an undersized, non-historic 1/1 aluminum window in the bay. The sills are concrete while header brick lintels top the bays. An incised floral motif accents wood fill between the infill and arched lintel in both bays. A



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narrow brick band tops the second-story window bays and follows the bay contours. Corbelled brick accents the cornice. Shadow lines and residue indicate a gabled rear ell once extended several feet from the current rear elevation; however, it has since been removed.

The material historic character of 1111 Frederick Avenue has been reduced through the loss of the historic storefront, second-story primary elevation windows, and the rear ell. 1111 Frederick Avenue has been altered since the 1981 survey. The storefront and second-story windows have been replaced since the survey in association with a 2017 remodel of the property. While the historic storefront and windows have been lost, the historic masonry openings remain intact. The second-story windows have been altered with wood infill and one incompatible aluminum replacement window is centered in the east bay, which formerly contained two 1/1 hung windows. The rear ell was removed between 2014 and 2019 and this removal alters the footprint and massing. 1111 Frederick Avenue retains poor historic character and does not retain integrity.





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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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1. Survey No. BN-AS-022-010		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1113	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Margaret Redmond Café, Ed Pipes restaurant		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Work in Progress

### HISTORICAL INFORMATION

12. Construction date: 1900	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Theodore Fowler	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

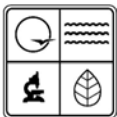
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): Post-1969 <input checked="" type="checkbox"/> Altered Date(s): c. 2017 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Theodore Fowler, who was in the real estate business in St. Joseph. His father was William Fowler, one of the very earliest of the settlers in the Platte Purchase, and the proprietor of the first hotel in the fledgling city of St. Joseph. This building has primarily been used as a restaurant during its long life." (Sandehn, Nancy. "1113 Frederick Avenue." Historic Inventory Form. BN-AS-016-006. Frederick Avenue Survey. June, 1981).

Occupants: 1921: Not Listed 1926: Margaret Redmond, café (1113), Marg. Redmond (1113 1/2) 1930: Margaret Redmond, café (1113), Marg. Redmond (1113 1/2) 1935: Schierbaum's Cafeteria (1113), Geo. Schierbaum (1113 1/2) 1940: Earl Pipes, rest. (1113), Earl Pipes (1113 1/2) 1945: Edwards Food Shop 1955: Floral Shop 1961: Green Derby 1965: Cactus Club 1970: Long Branch Tavern 1977: Long Branch Bar

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1111 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1113 Frederick Avenue." Historic Inventory Form. BN-AS-016-006. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1113 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A concrete sidewalk butts the primary elevation and a concrete curb lines the street. The building abuts a slope at the rear which obscures the first story at that elevation.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has the Classical Revival pediment and cornice with lintels on the second floor entablature and first floors. The pilasters are of cast metal. The central stone pilasters have Ionic capitals. There is a continuous sill of sandstone at the second floor level. Ornate trim is provided by the semi-elliptical windows which are flanked by round windows, all of which have bracketed keystones. The windows at the first floor level have been boarded up." Sandehn, Nancy. "1113 Frederick Avenue." Historic Inventory Form. BN-AS-016-006. Frederick Avenue Survey. June, 1981).

1113 Frederick Avenue is a two-story two-part commercial block building with buff brick cladding and classical ornament. A five-part non-historic aluminum storefront spans the primary elevation at the first story. A non-historic aluminum door with glazing topped with two fixed windows forms the second storefront part. The remaining four parts are four-light fixed display windows. Historic cast metal pilasters flank the non-historic storefront system. Three window bays organize the second story. Non-historic 1/1 aluminum windows define the outer bays while a modified Palladian window defines the center bay. While the sashes are aluminum replacements, the historic wood casings remain. Cast stone pilasters with ionic capitals flank the narrow outer segments of the Palladian window. An



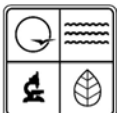
MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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eroded continuous sandstone sill with an egg and dart motif spans the primary elevation below the windows. Round windows with bracketed keystones top the outer windows while a semi-circular window and circular applied ornaments top the center bay. All three are boarded with plywood. A dentilled cornice and pediment accents the parapet. A non-historic half-story corrugated metal addition extends from the rear.

1113 Frederick Avenue has been altered through material replacements and a rear addition. While the replacement storefront fills the historic storefront opening, it is incompatible in material and appearance, and the configuration does not conform to the historic storefront. While the second story windows are replacements, they fill historic openings and mimic the historic configuration, excepting the center pane of the Palladian window which is now one-light rather than 1/1. The storefront and window alterations occurred after the 1981 survey. The half-story rear addition does not significantly alter the historic form or massing and it is not easily visible from the public right of way. While the rear addition and second story window alterations are minor and most historic materials remain, the replacement storefront significantly alters the primary elevation. Consequently, 1113 Frederick Avenue has fair historic character, however does not retain integrity due to material alterations including an incompatible replacement storefront at the primary elevation.





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1. Survey No. BN-AS-022-011		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1115	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Voss Saloon		9. Present/other name (if known): Norty's Bar & Grill	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: c. 1880	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Fred Voss	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

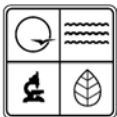
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1995-2000; 2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building appears on the 1883 Sanborn map as a saloon. In 1881, the City Directory lists Fred Voss, early owner of this lot as a saloon keeper on the north side of Frederick between 11 and 12th, later the saloon keepers at 1115 Frederick are Fred Hageman and Ferdinand Walter. The rear of the building testifies that this is a much older building than 1910, when the new brick facade was applied." (Sandehn, Nancy. "1115 Frederick Avenue." Historic Inventory Form. BN-AS-016-007. Frederick Avenue Survey. June, 1981).

Occupants: 1881: Fred Voss 1921: HA Myer Painting Co. 1926: NC Pyle (1115), Jacob Smith (1115 1/2) 1930: Vacant 1935: Modern Neon Sign Co. (1115), Vacant (1115 1/2) 1940: Modern Shade Shop 1945: Modern Shade Shop 1949: Modern Shade Shop (1115), Lewis D. Nash (1115 1/2) 1955: Modern Shade Shop 1960: Modern Shade Shop 1977: Scanlan Rentals.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1115 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1115 Frederick Avenue." Historic Inventory Form. BN-AS-016-007. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

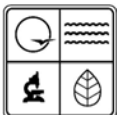
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1115 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The building abuts a slope at the rear which obscures the first story at that elevation.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The rear of the building testifies that this is a much older building than 1910, when the new brick facade was applied. This facade has pattern bond brick in hard fired and rustic combination with a coffered stringcourse below a plain parapet." (Sandehn, Nancy. "1115 Frederick Avenue." Historic Inventory Form. BN-AS-016-007. Frederick Avenue Survey. June, 1981).

1115 Fredrick Avenue is a two-story, two-part commercial block building with brick cladding and a flat roof with cast stone coping. Corbelled brick accents the cornice. A three-part non-historic aluminum storefront system spans the first floor. Large storefront windows form the west-two parts while the primary entrance forms the third part. The door features full glazing. A non-historic aluminum framed fabric awning shelters the store front. Two rectangular window bays pierce the second story. MDF infill fills the bays. The window bays have a continuous header brick sill. Decorative brickwork in basket weave and a modified Flemish bond pattern accents the primary elevation between the continuous sill and storefront. Running bond brick surrounds the second-story bays. A band of decorative work encircled with slightly projecting header brick is located above and features a centered circular motif surrounded with header brick. A non-historic one-story shed roof enclosed porch with pressed wood cladding spans the rear



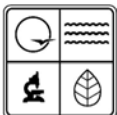
MISSOURI DEPARTMENT OF NATURAL RESOURCES  
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elevation. The three-quarter width porch terminates before the historic rear entrance which remains visible and contains a heavily damaged historic wood door. A large solar array installed in 2013 tops the roof and extends to the neighboring building, 1117 Frederick Avenue. It is only visible from the rear.

1115 Frederick Avenue has been altered since the 1981 survey. The storefront has been replaced and its configuration altered. The current storefront brings the entrance in line with the elevation plane which encloses the recessed display window and former entrance. Plywood covers the second-story windows and an awning shelters the primary elevation. This alteration appears associated with the neighboring restaurant's expansion into this building between 1995 and 2000. Although the storefront has been altered and the windows boarded, the primary elevation does not otherwise appear significantly altered. The rear porch is an alteration; however, it does not significantly alter the form or massing nor does it obscure the historic rear entrance. 1115 Frederick Avenue retains good historic character. This resource retains integrity.





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1. Survey No. BN-AS-022-012		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1116	Street (name) Frederick
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Producer's Oil station		9. Present/other name (if known): Callaway Detailing Co.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Producer's Oil Company	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

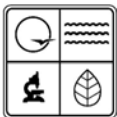
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: Offset south	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2000-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Hipped	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by Producer's Oil Company in 1920. This is the earliest station left on Frederick and is of the decade which began the Automobile Age, and thus is representative of those first "service stations." It was used as a filling station until World War II when it served as a used car lot for Roy's Motor Company. At the close of the War it was converted into the radiator shop and has served as such since that time. This block is the site of the first Nunning Brewery in the 19th Century and of the Airdome Summer Theatre early in this [twentieth] century." (Sandehn, Nancy. "1116 Frederick Avenue." Historic Inventory Form. BN-AS-016-008. Frederick Avenue Survey. June, 1981.) A commercial printing shop now occupies the building.

Occupants: 1921: Not Listed 1926: Derby Oil Co. fill sta 1930: Marland Oil Co. fill sta 1935: Not listed 1940: Not listed 1945: Not Listed 1949: Not Listed 1955: Acme Radiator 1960: Acme Radiator 1965: Acme Radiator 1970: Acme Radiator 1977: Acme Radiator. A commercial printing shop now occupies the building.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1116 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1116 Frederick Avenue." Historic Inventory Form. BN-AS-016-008. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1116 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has a tile roof. The area which originally was the gasoline island, has been closed-in, in a very sympathetic manner." (Sandehn, Nancy. "1116 Frederick Avenue." Historic Inventory Form. BN-AS-016-008. Frederick Avenue Survey. June, 1981.)

1116 Frederick Avenue is a one-story free-standing commercial resource. The brick building has an irregular plan and a non-historic hipped asphalt shingle roof with wide eaves. A short brick chimney pierces the roof offset south of center. The northeast corner is clipped and contains the primary entrance. A non-historic aluminum door with glazing fills the entrance. The north elevation fronts Frederick Avenue. Two bays organize the elevation. A three-part non-historic aluminum display window system and non-historic wood infill define the first bay. The display windows are two-light with vertical muntins. A former vehicular entrance defines the second bay. The bay has been infilled with non-historic wood which mimics a garage door. Three bays organize the east street-



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facing elevation. A secondary entrance defines the first bay and contains a non-historic door and infilled transom. A pair of 9/1 windows with storm windows defines the second bay. A non-historic three-part display window system defines the third bay and matches the north elevation system.

1116 Frederick Avenue has been altered since the 1981 survey. The roofline has been altered with a low hipped roof which replaces a much steeper, tile hipped roof and the historic display windows replaced. While replacements, the display windows fill historic openings. The vehicular bay has been infilled; however, the infill fills the historic opening and communicates its historic function. 1116 Frederick Avenue retains fair historic character, however does not retain integrity due to alterations to the roofline and the loss of historic material.





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1. Survey No. BN-AS-022-013		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1117	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Bertram Confectionary, WR Hartman Sheet Metal, Buchanan Remodeling		9. Present/other name (if known): Norty's Bar & Grill	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: c. 1880	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.W. Wilson; L.W. Bertram	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

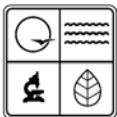
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 2-light w/ vertical muntin
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: L-shaped	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The 1883, Sanborn map shows this as a carpenter shop and lists J.W. Wilson at 1117 as a carpenter. In 1879, Martin Amann, a cabinet maker is listed on the north side of Frederick between 11 and 12. By 1889, L.W. Bertram owned this building and ran a confectionery. Their residence was upstairs. The Bertram family owned the property until the 1920s." (Sandehn, Nancy. "1117 Frederick Avenue." Historic Inventory Form. BN-AS-016-009. Frederick Avenue Survey. June, 1981).

Occupants: 1921: Julia Bertram (1117 1/2) 1926: WR Hartman sheet metal (1117), Mamie Reid (1117 1/2) 1930: WR Hartman sheet metal (1117), Flossie Jones, decorator (1117 1/2) 1935: WR Hartman sheet metal (1117), Maurice Murphy, lawyer (1117 1/2) 1940: Buchanan Remodeling (1117), Fred Guffey (1117 1/2) 1945: Vacant 1949: Log Cabin Tavern (1117), Chas. V. Westbrook (1117 1/2) 1955: Log Cabin Tavern 1960: Log Cabin Beer 1977: Log Cabin Bar. The Log Cabin Tavern occupied this building from 1949 through the mid-1980s. Fillin' Station Tavern was the subsequent occupant whom expanded into 1115 Frederick between 1995 and 2000.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1117 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1119 Frederick Avenue." Historic Inventory Form. BN-AS-016-010. Frederick Avenue Survey. June, 1981. Sandehn, Nancy.

"1123 Frederick Avenue." Historic Inventory Form. BN-AS-016-011. Frederick Avenue Survey. June, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

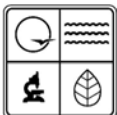
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1117 fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A large surface parking lot occupies much of the lot. It fronts Frederick Avenue and wraps around to the rear. The Dr. Austin dwelling formerly occupied the site and was recorded as 1123 Frederick Avenue in the 1981 survey. however, it was demolished following the 1981 survey and the parcel combined with 1117 Frederick Avenue. The parking lot was built c. 1991 and is thus non-historic and non-contributing.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The three doors each have a semi-circular arch transom and arched voussoirs. The three windows on the second floor have radiating arch voussoirs and wooden lug sills. Dented trim caps the front wall. There are two cornice bands, one is one brick deep and the other is two bricks deep." (Sandehn, Nancy. "1117 Frederick Avenue." Historic Inventory Form. BN-AS-016-009. Frederick Avenue Survey. June, 1981).

1117 Frederick Avenue is a two-story, two-part commercial block building with brick cladding and a flat roof. It is three bays wide. The west-two bays are arched and contain undersized non-historic two-light windows with vertical muntins. The windows are centered in the historic arched openings and surrounded with non-historic false stucco. The primary entrance defines the east bay. A non-historic aluminum door with full glazing and non-historic false stucco fill the historic bay. A non-historic aluminum-framed fabric



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awning shelters the entrance. Three window bays organize the second story. Historic 6/6 wood windows fill the bays. Soldier brick lintels top the windows and brick dentils accent the cornice. A large solar array system tops the roof and extends to the neighboring building, 1115 Frederick Avenue. A non-historic enclosed shed-roof porch with pressed wood cladding extends from the rear. It is not visible from the public right of way.

Since the 1981 survey, paint has been removed from the exterior and the center first story bay has been converted from an entrance to a window. EIFS replaces infill present in the west-two bays in 1981. Although the two west bays have been altered with inappropriate replacement windows and infill, the character-defining arched masonry openings remain intact. The non-historic awning and primary entrance door do not significantly alter the remaining bay. All second-story bays retain character-defining historic multi-light segmental arch wood windows. The large solar array is highly visible from the public right of way, however, is additive rather than subtractive. A one-story addition to the east elevation is complimentary in style and described on form #14 because it replaced a previously recorded building. 1117 Frederick Avenue retains fair historic character, however does not retain integrity



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1. Survey No. BN-AS-022-014		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1117 (addition) - 1123	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Dr. John Austin Building (previously 1119 Frederick, demolished)		9. Present/other name (if known): Norty's Bar & Grill	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1986	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Dr. John Austin	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

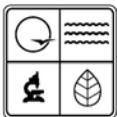
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input checked="" type="checkbox"/> historic replacement Pane arrangement: 2-light w/ vertical muntin
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1986 Endangered by:
26. Plan shape: L-Shaped	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Dr. John Austin, whose residence; was behind and to the east of this structure. Austin, whose office had been in the Westheimer building further west on the Avenue, moved his office to the second floor and rented the first to businesses. Austin, a native of DePeyster, New York, born in 1843 came to St. Joseph after the Civil War and was one of St. Joseph's leading dentists." (Sandehn, Nancy. "1119 Frederick Avenue." Historic Inventory Form. BN-AS-016-010. Frederick Avenue Survey. June, 1981).

This building recorded in the 1981 survey was demolished in 1986. The last known occupant prior to demolition was the Blind Recreation Center. The current resource replaces this building, and thus has its own form, and is an addition associated with the neighboring restaurant at 1117 Frederick Avenue. While this resource has not reached the fifty-year threshold to be eligible for listing on the National Register of Historic Places and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1119 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com). 1969-2016

NETROnline. "1123 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com). 1969-2016.

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1119 Frederick Avenue." Historic Inventory Form. BN-AS-016-010. Frederick Avenue Survey. June, 1981.

Sandehn, Nancy. "1123 Frederick Avenue." Historic Inventory Form. BN-AS-016-011. Frederick Avenue Survey. June, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

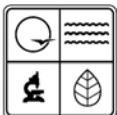
1117 (addition) Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A large lot, paved with asphalt, extends northward from Frederick Avenue. The northernmost portion of the lot is grass and gravel. A concrete retaining wall separates the upper grass parking area from the lower asphalt parking area. A concrete ramp connects the two parking areas.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1117 (addition) Frederick Avenue is a non-historic one-story brick addition to 1117 Frederick Avenue. It has an L-shaped plan and is complimentary in style to 1117 Frederick Avenue. One bay is centered on the primary elevation. The arched bay contains an undersized two-light aluminum window with a vertical muntin. The bay is designed to mimic the infilled window openings of the historic 1117 Frederick Avenue. The east half of the elevation is recessed, forming a partial width open porch. A wood deck with a corrugated metal shed roof occupies the porch. A rooftop deck tops the front half of the building. A wooden railing with matchstick balusters lines the rooftop deck. Two bays organize the east elevation. Each bay contains a two-light aluminum window with a vertical muntin. Header brick sills and soldier brick lintels accent the bays.







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1. Survey No. BN-AS-022-015		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1125	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Willis-Lucas Cadillac Company		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: c. 2007	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Lawrence Lucas	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

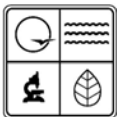
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): c. 2007 Endangered by:
26. Plan shape: Trapezoid	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor): N/A	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed in 1913 as an automobile garage. The earliest tenants were auto supply firms. From 1933 to 1942, this building was occupied by Willis-Lucas Cadillac Company. Lawrence Lucas had secured the Cadillac dealership in 1918 from the Robinson Motor Company...This firm is of interest because they followed a pattern similar to many Frederick Avenue merchants. This is one of three Avenue locations of the firm. From 1926 to 1932, the firm was at 1928-1930 Frederick, and from 1956 to 1962, they were located at 1316 Frederick." (Sandehn, Nancy. "1125 Frederick Avenue." Historic Inventory Form. BN-AS-016-012. Frederick Avenue Survey. July, 1981).

The Scanlan Motorcycle Company occupied the previously recorded building through much of the second half of the twentieth century. The last known occupant prior to demolition was the Jack Simmons station. 1125 Frederick Avenue was constructed c. 2007 following demolition the historic commercial building recorded in the 1981 survey. The parking area is less than fifty years of age. 1125 Frederick Avenue retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1125 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1125 Frederick Avenue." Historic Inventory Form. BN-AS-016-012. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1125 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A grassy area characterizes the rear of the lot. A concrete sidewalk and concrete curbing line the south parcel edge.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1125 Frederick Avenue is a concrete surface parking lot. A historic concrete and brick retaining wall lines the west perimeter. The wall appears to be remnants from the historic Willis-Lucas Cadillac Company building which previously occupied the site. A non-historic concrete landscaping block retaining wall and wood fence lines the north parking lot edge. The slope rises sharply behind the non-historic wall.





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1. Survey No. BN-AS-022-016		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1137-1141	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): The Ryan Block		9. Present/other name (if known): The Ryan Block	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1889	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1889-1945	16. Builder/contractor: Unknown	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture/Commerce	17. Original or significant owner: John B. Ryan	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

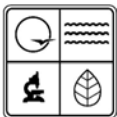
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: East and west parapets	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-'81; c. 2014 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 3	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by John B. Ryan who was a butcher, with a shop at 1027 Frederick. After construction, Ryan moved his meat market into the west section and leased the other store front to a grocer. There have been many tenants throughout the years, many of them being food stores. The apartments upstairs were frequently lived in by the merchants who occupied the store fronts. The Greenes occupy an apartment on the second floor of their section of the building, the rest of the upper floors are now vacant...There is an oriole at the southeast corner of the building. This structure originally had a conical tower." (Sandehn, Nancy. "1137-1139-1141 Frederick Avenue." Historic Inventory Form. BN-AS-016-013. Frederick Avenue Survey. July, 1981).

Occupants: 1921: BA Orth radiator repair (1137), Vacant (1149), HE Spindler cigars (1141). 1926: Vajos Adriana, soft drinks (1137), Vacant (1137 1/2), Suddarth Granite Co (1139), Vacant (1139 1/2), WA Moskau, gro (1141), HE Shipman (1141 1/2). 1930: Vacant (1137 and 1137 1/2), Suddarth Granite Co (1139), Vacant (1139 1/2), Remig Hafner, gro (1141), Wm. Keller (1141 1/2) 1935: Geo. Falkenbach liquor (1137), Vacant (1137 1/2), Suddarth Granite Co (1139), Remig Hafner, gro (1141), Vacant (1141 1/2) 1940: Batsells Cabinet shop (1137), Vacant (1137 1/2), Suddarth Granite Co (1139), Beaty Retail store, gro (1141), Du Club & Chas brewer (1141 1/2) 1945: Stevens Dry Cleaners, Suddarth Granite Co. 1949: Stevens Dry Cleaners (1137), Franks Market Grocery (1141), Frank Datillo (1141 1/2), Wallace Ebrick (1141 1/3) 1955: James Steven, dry cleaners 1960: James Stevens, dry cleaner (1137), all others vacant 1965: James Stevens, dry cleaner (1137), all others vacant 1970: James Stevens, dry cleaner (1137), all others vacant 1977: John Deshon, auto parts. The Ryan Block was listed in 2012. See Kress, Penelope. "Ryan Block." National Register of Historic Places Registration Form. Kress & Sons, Saint Joseph, 2012 for a complete context.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

Kress, Penelope. "Ryan Block." National Register of Historic Places Registration Form. Kress & Sons, Saint Joseph, 2012.

NETROnline. "1137-1141 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1137-1141 Frederick Avenue." Historic Inventory Form. BN-AS-016-013. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

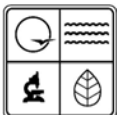
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Ryan Block at 1137-1141 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There is an oriole at the southeast corner of the building. This structure originally had a conical tower. The first floor has a cast metal store front and there is a raised brick string course [sic] between the first and second floors. There is pater bond brick detailing between the second and third floors. The windows have stone lugsills and radiating voussoir window headers." (Sandehn, Nancy. "1137-1139-1141 Frederick Avenue." Historic Inventory Form. BN-AS-016-013. Frederick Avenue Survey. July, 1981).

The Ryan Block is a three-story, two-part commercial block building with a flat roof and brick cladding. Short brick chimneys pierce the east and west parapets. Wood fascia and dentils accent the cornice. An ornate cast metal historic store front system with four entrances organizes the first story. Paired historic wood doors with glazing fill the west-three entrances while a single historic wood door with panels and two narrow, vertical windows defines the second entrance bay. A historic wood door with full glazing fills the fourth entrance. The first, third, and fourth entrances are recessed with angled side walls. Historic fixed wood windows fill the side wall openings entrance transoms. The second entrance is the only entrance not recessed. Historic fixed, wood storefront windows separate the entrances. Arched transoms top the storefront windows. Incised wood frames, pilasters, and posts ornament the storefront system. Eleven bays organize each of the upper two stories. Historic 1/1 wood windows fill each bay. The windows have concrete sills and soldier brick lintels. Decorative brick panels are centered between the second and third-story windows. The panel borders project slightly while the interior features ornamental brick in a basket weave pattern. A turret is located on the southeast corner of the building and extends from the second to third story. Historic 1/1 wood windows fill the turret bays. Dentils, floral motif tiles, sunbursts, and pilasters ornament the turret. A burnished copper dome tops the turret. See Kress, Penelope. "Ryan Block." National Register of Historic Places Registration Form. Kress & Sons, Saint Joseph, 2012 for a complete description.

The burnished copper dome was added to the turret c. 2014. The Ryan Block does not otherwise appear significantly altered historic character since its listing.

This resource retains integrity and excellent historic character

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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 44

1. Survey No. BN-AS-022-017		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1201	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Birkes Building		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1907	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Elijah M. Birkes	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

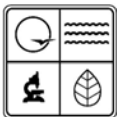
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commerical Block	31. Chimney placement: East and west elevation	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1909; 1916 <input checked="" type="checkbox"/> Altered Date(s): c. 1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Triangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was probably built in three sections by Elijah M. Birkes, beginning in 1906. Building permits show probable additions in 1909 and 1916. Birkes was the early owner and continued ownership until the 1930s. At the turn of the century Birkes was involved in real estate, with an office in the German American Bank Building." (Sandehn, Nancy. "1201-1209 Frederick Avenue." Historic Inventory Form. BN-AS-016-014. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Interstate Rubber Co (1201), Max Kaufman gro (1203), FC Wilmes tailor (1205) 1926: Vacant (1201-1203), OW Karrasch, gro (1205), Beryl Logan, rest (1207) 1930: Turner & Cooke plmbg./The Duro Co. (1201), J. Hamilton, baker (1205), FM King, rest (1207), Solomon Trachtman, barber (1209) 1935: Cook Gas-Plumbing & Heating & Supply Co. (1201), LE Farniof, rest (1207), John E. Bishop, barber (1209) 1940: Cook Gas-Plumbing & Heating & Supply Co. (1201), Stevens Dry Cleaners (1207), John E. Bishop, barber (1209) 1945: Cook Plmbg & Htg, Vacant, Carl Newburn (barber) 1949: Cook Gas-Plumbing & Heating & Supply Co. (1201-07), Carl E. Newburn, barber (1209) 1955: Cookgas & Heating Co.(1201), Walter West Insurance (1209) 1960: Cookgas & Heating Co. (1201), American Insurance (1209) 1965: Cookgas & Heating Co. 1970: Empire Gas (1201), Blackie Fowler Barber Shop (1209) 1977: Empiregas Inc. of St. Joseph (1201), Vacant (1207), Filter Queen (1209) After Birkes left the building various tenants were listed as occupants. The Cook Gas-Plumbing/Cook Gas Co. was the primary tenant from c.1930 through the 1960s. The Empire Gas Co. became the occupant c. 1970 and remained at this location for several years. 1201 Frederick Avenue does not retain integrity due to substantial alterations.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1201-1209 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1119 Frederick Avenue." Historic Inventory Form. BN-AS-016-014. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

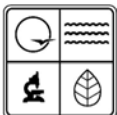
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1201-1209 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building details have been obscured by contemporary metal siding which has been placed on the building recently." (Sandehn, Nancy. "1201-1209 Frederick Avenue." Historic Inventory Form. BN-AS-016-014. Frederick Avenue Survey. July, 1981).

1201 Frederick Avenue is a one-story commercial building with brick cladding and a flat roof. A non-historic wide band of vertical aluminum cladding wraps the primary elevation and continues onto the east and west elevation corners. Short brick chimneys pierce the roof at the north and south elevations. Three non-historic storefronts organize the primary elevation. The west storefront features a pedestrian entrance flanked by fixed aluminum storefront windows, subdivided into two and three parts respectively. An aluminum door with full glazing, a fixed transom, and ridged aluminum casing defines the entrance. The second storefront contains a pedestrian entrance flanked by aluminum rectangular fixed windows and pressed wood infill. The entrance is boarded. The east storefront contains two pedestrian entrances flanked by fixed aluminum display windows. The east storefront entrances are similar to the west storefront entrance; however, they lack transoms and do not extend to ground level. The display windows are three and two-part to the west and east respectively. An attached garage spans the rear and is accessed from the west. The garage is four bays wide. Vehicular entrances with non-historic overhead garage doors define the first and third bays while pedestrian entrances with non-historic slab doors define the second and fourth bays. The rear of the lot slopes, consequently the garage rises slightly above the front half of the building. A shed roof transition links the garage to the remainder of the building.

The aluminum cladding is an alteration dating to c. 1981. While the storefronts fill historic openings, the east and west storefront windows have recently been replaced and the pane configuration altered. The center storefront was altered at an unknown date prior to 1981. The application of non-historic cladding and significant alteration to the center storefront diminish the historic character of the resource.



Estrella

1201  
CLOSED

Maxi  
OPEN

Ria  
ESTRELLA

Al Casapero

No Left Turn



NO  
PARKING  
THIS SIDE  
OF STREET

Manda a Estrella

CAJERO A  
SERVICIOS DE DINERO  
POSOS DE SERVICIOS  
RECAUDAS DE  
DE CILULANES

Maxi  
SERVICIOS DE DINERO  
POSOS DE SERVICIOS  
RECAUDAS DE  
DE CILULANES

CAJERO A  
SERVICIOS DE DINERO  
POSOS DE SERVICIOS  
RECAUDAS DE  
DE CILULANES





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 47

1. Survey No. BN-AS-022-018		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1202	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Berndt Furniture Store/Hartsock Osteopathic Hospital (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1983	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: William Berndt	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1983 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "As early as 1877, William Berndt is shown as living on this tract of land. By 1899, the City Directory lists William Berndt, Furniture, 1202 Frederick, residence same. In the 1940's, this was the Hartsock Osteopathic Hospital." (Sandehn, Nancy. "1202 Frederick Avenue." Historic Inventory Form. BN-AS-016-015. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Reliable Radiator Repair Shop 1926: Reliable Radiator Repair Shop 1930: Geo. Falkenbach, lunch 1935: Vacant 1940: Waldo Hartsock, osteo & Hartsock Gen. Hos. 1945: General Osteopathic 1949: Vacant 1955: Flinchpaugh's pet shop 1960: Pete's Grill 1965: Pride O' the Prairie café 1970: Pride and Prairie Restaurant 1975: Princess Café A 1981 fire forced the last tenant, Princess café, to vacate the property. The building was demolished in 1983. This lot is now parceled with the adjacent 1208 Frederick Avenue. The current resource replaces the historic building recorded in the 1981 survey.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1202 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1202 Frederick Avenue." Historic Inventory Form. BN-AS-016-015. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1202 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A narrow grassy area lines the north and west edges of the lot. A concrete walkway crosses the grassy area to link a north concrete sidewalk to the lot. Mature deciduous trees are centered in the north grassy section.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1202 Frederick Avenue is a concrete surface parking lot. It is irregular in plan and accessed from the west. Although historically a separate parcel, this parcel was combined with the neighboring 1208 Frederick Avenue after the 1981 survey. The current resource is less than fifty years of age. 1202 Frederick Avenue retains poor historic character and does not retain integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 49

1. Survey No. BN-AS-022-019		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1208	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Kelley Flats		9. Present/other name (if known): Callaway Detailing Co.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1888	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input checked="" type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Charles Kelley	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

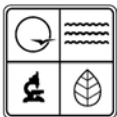
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Metal	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Rowhouse	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2002 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Brick	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat with faux-mansard parapet	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "These townhouses were built by Charles Kelley who was a partner in the real estate firm of Andrews and Kelley. He occupied the center section when the flats were first built. For a number of years these were occupied by professionals, some of whom combined their offices with their residences." (Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981). The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for a detailed historic context and statement of significance.

Occupants: 1921: Geo Hime 1926: WC Parish, furn rms 1930: Ruben Meade 1935: A.L. Grooms 1940: Cora F. Grooms 1945: Cora Grooms 1949: Cora F. Grooms, furnished rooms 1955: Lola Joiner 1960: Lloyd Turpin 1965: Pauline DeMoss 1970: David Kaighin & Louis Schulte 1977: Fred. Ave. Apts ; H. Gilbert (1), M. Dimity (2), J. Cobb (4), E. Casper (5), Vacant (6-7), M. Luther (8), Vacant (9). This resource remained a mix of residential and commercial use from construction through the late twentieth century. It sat vacant for several years until restoration in the early 2000s. The Kelley Flats were listed on the National Register of Historic Places in 1989. The district listing includes all units in the Kelley Flats (12018-1212 Frederick Avenue) and the neighboring Browne Flats at 1214-1216 Frederick Avenue.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1208-1212 Frederick Avenue. www.historicaerials.com

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1208-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1208 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Ornamental grassy areas and foundation plantings characterize the landscaping. Concrete curbs and sidewalks line most portions of the street. A concrete surface parking lot to the west was formerly a separate parcel (1202 Frederick), but has since been combined with 1208 Frederick.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The mansard roof effect on this building is actually a parapet. Windows have stone lugsills. On the first floor both doors and windows have semi-circular arch radiating voussoirs with keystone, except for the window on the west segment which has a metal window header. Windows on the second floor of the east and middle sections, have segmental radiating voussoirs with keystone and on the west segment windows have cast metal window headers. There is a dentil trimmed cast meal cornice below the parapet. Central segment first floor window has decorative stone panel beneath the east window." (Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981).



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
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Page 51

The Kelley Flats (1208-1212 Frederick Avenue) were recorded together on one form in the 1981 survey, however, are three units with shared party walls. 1208 Frederick Avenue is the west unit. It is two bays wide at both stories. A two-sided window bay forms the eastern bay while the primary entrance defines the west bay. A non-historic two-leaved door fills the west bay while non-historic 1/1 windows fill the east bay and both second-story bays. The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City. Missouri. May 24, 1989 for additional details. The Kelley Flats have been sensitively restored since the 1981 survey and 1989 National Register listing. While the windows and doors are replacements, they fill historic masonry openings and are appropriate in style. Although historically a separate parcel, this parcel was combined with the neighboring 1202 Frederick Avenue after the 1981 survey. The Kelley Flats do not otherwise appear altered and retain excellent historic character and integrity.





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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 52

1. Survey No. BN-AS-022-020		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1210	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Kelley Flats		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1888	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input checked="" type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Charles Kelley	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

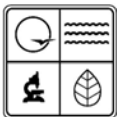
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Metal	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Rowhouse	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2002 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Brick	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat with faux-mansard parapet	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "These townhouses were built by Charles Kelley who was a partner in the real estate firm of Andrews and Kelley. He occupied the center section when the flats were first built. For a number of years these were occupied by professionals, some of whom combined their offices with their residences." (Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981). The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for a detailed historic context and statement of significance.

Occupants: 1921: Fred Bell, Geo Shaw 1926: Lulu Linville, furn rms 1930: Geo. Suthers 1935: Ace T. Radabaugh 1940: Earl Davis 1945: Ernest Michaels 1949: Ernest A. Michaels 1955: Clifford Flourney 1960: Joseph Bringus 1965: Paul Hoover 1970: Don Blackwell 1977: Fred. Ave. Apts; J. Kearns (1), Vacant (2-3), S. Penland (4), H. Holcomb (5), R. Jackson (6), H. Jackson (7), storage (8), J. Hurst (9). This resource remained a mix of residential and commercial use from construction through the late twentieth century. It sat vacant for several years until restoration in the early 2000s. The Kelley Flats were listed on the National Register of Historic Places in 1989. The district listing includes all units in the Kelley Flats (1208-1212 Frederick Avenue) and the neighboring Browne Flats at 1214-1216 Frederick Avenue.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1208-1212 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1208-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981.

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Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

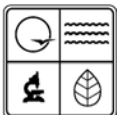
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1210 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Ornamental grassy areas and foundation plantings characterize the landscaping. Concrete curbs and sidewalks line most portions of the street. The small portion of the lot south of the building is paved with concrete.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The mansard roof effect on this building is actually a parapet. Windows have stone lugsills. On the first floor both doors and windows have semi-circular arch radiating voussoirs with keystone, except for the window on the west segment which has a metal window header. Windows on the second floor of the east and middle sections, have segmental radiating voussoirs with keystone and on the west segment windows have cast metal window headers. There is a dentil cornice below the parapet. Central segment first floor window has decorative stone panel beneath the east window." (Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981).

The Kelley Flats (1208-1212 Frederick Avenue) were recorded together on one form in the 1981 survey, however, are three units with shared party walls. 1210 Frederick Avenue is the center unit. It is two bays wide at both stories. A two-sided window bay forms the eastern bay while the primary entrance defines the west bay. A non-historic two-leaved door fills the west bay while non-historic 1/1 windows fill the east bay openings and both second-story bay openings. The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City. Missouri. May 24, 1989 for additional details. The Kelley Flats have been sensitively restored since the 1981 survey and 1989 National Register listing. While the windows and doors are replacements, they fill historic masonry openings and are appropriate in style. The Kelley Flats do not otherwise appear altered and retain excellent historic character and integrity.





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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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Page 55

1. Survey No. BN-AS-022-021		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1212	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Kelley Flats		9. Present/other name (if known): Bird Law Firm	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1888	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input checked="" type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Charles Kelley	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

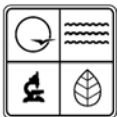
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Metal	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Rowhouse	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2002 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Brick	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: MansFlat with faux-mansard parapetard	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "These townhouses were built by Charles Kelley who was a partner in the real estate firm of Andrews and Kelley. He occupied the center section when the flats were first built. For a number of years these were occupied by professionals, some of whom combined their offices with their residences." (Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July, 1981). The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for a detailed historic context and statement of significance.

Occupants: 1921:MS Thorpe, CC Brown, FH Moyer, Della Slade 1926: EA Herndon, furn rms 1930: Mrs. Laura B. Foster 1935: Mrs. Ella J. Cromer 1940: Jas. S. McClure 1945: Verdine M Robertson, furn rms 1949: Verdine M, Robertson, furnished rooms 1955: Helma Meek 1960:John Loepper 1965: Vacant 1970: Thomas Petty 1977: Apts; P. Kinder (1), S. Miller (2), S. McCartney (3),J. Kizor (4), L. Daniel (5), H. Johnson (6), B. Campbell (7), Y. Phoenix (8), No return (9). This resource remained a mix of residential and commercial use from construction through the late twentieth century. It sat vacant for several years until restoration in the early 2000s. The Kelley Flats were listed on the National Register of Historic Places in 1989. The district listing includes all units in the Kelley Flats (12018-1212 Frederick Avenue) and the neighboring Browne Flats at 1214-1216 Frederick Avenue.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

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Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

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Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

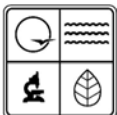
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1212 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Ornamental grassy areas and foundation plantings characterize the landscaping. Concrete curbs and sidewalks line most portions of the street. The small portion of the lot south of the building is paved with concrete.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The mansard roof effect on this building is actually a parapet. Windows have stone lugsills. On the first floor both doors and windows have semi-circular arch radiating voussoirs with keystone, except for the window on the west segment which has a metal window header. Windows on the second floor of the east and middle sections, have segmental radiating voussoirs with keystone and on the west segment windows have cast metal window headers. There is a dentil timed cast metal cornice below the parapet. Central segment first floor window has decorative stone panel beneath the east window."(Sandehn, Nancy. "1208-1210-1212 Frederick Avenue." Historic Inventory Form. BN-AS-016-016. Frederick Avenue Survey. July,1981).



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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The Kelley Flats (1208-1212 Frederick Avenue) were recorded together on one form in the 1981 survey, however, are three units with shared party walls. 1212 Frederick Avenue is the east unit. It is two bays wide at both stories. A three-sided window bay forms the eastern bay while the primary entrance defines the west bay. A non-historic two-leaved door fills the west bay while non-historic 1/1 windows fill the east bay opening and both second-story bay openings. The Kelley Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City. Missouri. May 24, 1989 for additional details. The Kelley Flats have been sensitively restored since the 1981 survey and 1989 National Register listing. While the windows and doors are replacements, they fill historic masonry openings and are appropriate in style. The Kelley Flats do not otherwise appear altered and retain excellent historic character and integrity.





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1. Survey No. BN-AS-022-022		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1214	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Browne Flats		9. Present/other name (if known): River Bluff Architects	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1889	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input checked="" type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Francis Browne	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

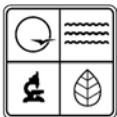
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Rowhouse	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2002 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "These townhouses were erected by Francis Browne, who was an officer of Nave, McCord Wholesale Grocers. A native of Ireland he came to the United States in 1851, and to St. Joseph in 1857. In early directories this tract is shown as his residence, but by the time he constructed this building, he had built a "mansion" on Convent Hill. Browne was a major benefactor of the Convent of the Sacred Heart." (Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981). The Browne Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for a detailed historic context and statement of significance.

Occupants: 1921: Jane Wiclaim, M.M. Prichard 1926: Vacant (1201-1203), OW Karrasch, gro (1205), Beryl Logan, rest (1207) 1930: Mrs. Venar Wilson 1935: John R. Wackernagle 1940: Fred Shackelford, furnished rooms 1945: Fred Shackelford furn rms 1949: Anita Schackelford 1955: Alexander Dyas 1960: Florence Keirns 1977: William Houston. This resource remained a mix of residential and commercial use from construction through the late twentieth century. It sat vacant for several years until restoration in the early 2000s. The Browne Flats were listed on the National Register of Historic Places in 1989. The district listing includes both Browne Flats units and the neighboring Kelley Flats at 1208-1212 Frederick Avenue.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1214-1216 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

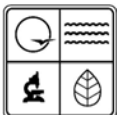
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1214 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Ornamental grass lawn and foundation plantings characterize the landscaping. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot south of the building is paved with concrete.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This townhouse has a cast metal cornice which features a large and a smaller pediment. Beneath the cornice there is brick coffering in a highly ornamental combination. The east bay is accented with brick pilasters which have coffering at the lower end. Windows have stone sills and radiating voussoirs arches. The building has been rather badly fire damaged." Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981).



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The Browne Flats (1214-1216 Frederick Avenue) were recorded together on one form in the 1981 survey, however, are two units with a shared party wall. 1214 Frederick Avenue is the west unit and is two bays wide. A two-sided window bay forms the west bay while the primary entrance defines the east bay. Non-historic wood windows fill both window openings. The bottom sash contains decorative glazing while the upper sash is single glazing. The primary entrance contains a non-historic wood door with geometric stained-glass glazing and a fixed transom. Non-historic 1/1 windows fill the second-story bays. The Browne Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for additional details. The Browne Flats have been sensitively restored since the 1981 survey and 1989 National Register listing. While the windows and doors are replacements, they fill historic masonry openings and are appropriate in style. The Browne Flats retain excellent historic character and integrity.





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1. Survey No. BN-AS-022-023		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1216	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Browne Flats		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Multiple Dwelling	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1889	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input checked="" type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Francis Browne	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

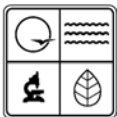
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Rowhouse	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 2002 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "These townhouses were erected by Francis Browne, who was an officer of Nave, McCord Wholesale Grocers. A native of Ireland he came to the United States in 1851, and to St. Joseph in 1857. In early directories this tract is shown as his residence, but by the time he constructed this building, he had built a "mansion" on Convent Hill. Browne was a major benefactor of the Convent of the Sacred Heart." (Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981). The Browne Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for a detailed historic context and statement of significance.

Occupants: 1921: OL Gentry, Thos Young, Mabel Weckerly 1926: Vacant 1930: Mrs. Eliz. J. Zook 1935: Fred Shackelford, furnished rooms 1940: Fred Shackelford, furnished rooms 1945: Fred Shackelford furn rms 1949: Albert Teresinski 1955: Emma Petty 1960: Lillian Sexton furn rm 1970: John Bowen 1977: Lillian sexton furn rms. This resource remained a mix of residential and commercial use from construction through the late twentieth century. It sat vacant for several years until restoration in the early 2000s. The Browne Flats were listed on the National Register of Historic Places in 1989. The district listing includes both Browne Flats units and the neighboring Kelley Flats at 1208-1212 Frederick Avenue. This resource retains historic character and integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1214-1216 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1216 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Ornamental grass lawn and foundation plantings characterize the landscaping. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot south of the building is paved with concrete.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This townhouse has a cast metal cornice which features a large and a smaller pediment. Beneath the cornice there is brick coffering in a highly ornamental combination. The east bay is accented with brick pilasters which have coffering at the lower end. Windows have stone sills and radiating voussoirs arches. The building has been rather badly fire damaged." Sandehn, Nancy. "1214-1216 Frederick Avenue." Historic Inventory Form. BN-AS-016-017. Frederick Avenue Survey. July, 1981).

The Browne Flats (1214-1216 Frederick Avenue) were recorded together on one form in the 1981 survey, however, are two units with a shared party wall. 1216 Frederick Avenue is the east unit and is two bays wide. A three-sided window bay forms the east bay



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while the primary entrance defines the west bay. Non-historic 1/1 wood windows fill the window openings. The primary entrance contains a non-historic wood door with geometric stained-glass glazing and a fixed transom. Non-historic 1/1 windows fill the second-story bays. The Browne Flats were listed on the National Register of Historic Places in 1989. See Fleming, Beverly A. "Kelley and Browne Flats." National Register of Historic Places Registration Form. Department of Natural Resources, Jefferson City, Missouri. May 24, 1989 for additional details. The Browne Flats have been sensitively restored since the 1981 survey and 1989 National Register listing. While the windows and doors are replacements, they fill historic masonry openings and are appropriate in style. The Browne Flats retain excellent historic



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1. Survey No. BN-AS-022-024		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1219-1225	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): WYCO Car Company, Foster-Hall Tire		9. Present/other name (if known): Eurosource Auto Works	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1909	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: WYCO Car Company, Foster-Hall Tire	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

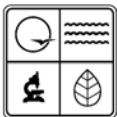
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1991-2003 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: L-Shaped	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 10	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "From the time it was constructed, until about 1940, this was the location of a number of different auto dealerships and or auto supply and repair shops, including the WYCO Car Company which was the automotive outlet of the Wyeth Hardware Company. Early listings show Houston Wyeth as president of both concerns. In the 1940's, it was the location of Harry Korn's Electric Company." (Sandehn, Nancy. "1219 Frederick Avenue." Historic Inventory Form. BN-AS-016-018. Frederick Avenue Survey. July, 1981).

From the 1981 survey: "On August 13, 1926, a radio license was issued to J.B. Abercrombie for the call letters KGBX. This was the second license issued to Abercrombie who had received the first one in St. Joseph in 1922. The studio of this radio station was in this building which was then the Foster-Hall Tire Company. In the fall of that year, Abercrombie sold the license to Foster-Hall, but remained to operate their station." (Sandehn, Nancy. "1221 Frederick Avenue." Historic Inventory Form. BN-AS-016-019. Frederick Avenue Survey. July, 1981).

1219 and 1221-1225 Fredrick Avenue were recorded as separate resources in the 1981 survey. However, the two resources were combined following the partial demolition of 1221-1225 Frederick Avenue between 1991 and 2003. The combined resources now function as one resource, as reflected in the address 1219-1225 Frederick Avenue. Tenants historically included auto-related firms including Motor Parts & Equipment Co. and Tri-State Tire. Motor Parts & Equipment Co. was the primary occupants from the mid-1950s through the mid-1970s. Electronic Business Equipment Inc. became the occupant c. 1975.

Occupants: 1921: St. Joseph Motor Co. 1926: Lawler-Grant Motor Co, Foster-Hall Tire Co 1930: Motor Parts & Bearing Co. 1935: Motor Parts & Bearing Co.; Midland Bearing Service 1940: Motor Parts & Bearing Co.; Midland Bearing Service; Cuthberth Motor Co. 1945: Lilie Garage, Motor Parts Equipment Co, and Midland Bearing 1949: Motor Parts & Equipment Co. 1955: Motor Parts & Equipment Co. 1960: Motor Parts & Equipment Co. 1965: Motor Parts & Equipment Co. 19570: Motor Parts & Equipment Co. 1977: Electronic Business Equipment Inc.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1219-1225- Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1219 Frederick Avenue." Historic Inventory Form. BN-AS-016-018. Frederick Avenue Survey. July, 1981.

Sandehn, Nancy. "1221 Frederick Avenue." Historic Inventory Form. BN-AS-016-019. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.



40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1219-1225 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A large parking lot at the west half contains approximately ten spaces. A formed concrete block retaining wall lines the north edge of the parking lot, separating the area from the heavily sloped north half of the lot. The lot is heavily sloped and a garden area with mature trees, shrubs, and gravel planting beds characterizes the landscaping.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Frederick Avenue façade has been sheathed with contemporary aluminum siding." (Sandehn, Nancy. "1219 Frederick Avenue." Historic Inventory Form. BN-AS-016-018. Frederick Avenue Survey. July, 1981).

From the 1981 survey: "Large showroom windows have fixed transoms, and are wood framed. The Parapet has pattern bond brick detailing. The flat roof has exterior supports. A contemporary door and window have been cut into the east wall." Sandehn, Nancy. "1221 Frederick Avenue." Historic Inventory Form. BN-AS-016-019. Frederick Avenue Survey. July, 1981).

1219-1225 is a one-story automotive garage and showroom with an L-shaped plan and flat roof. Non-historic stucco panels clad the showroom exterior while synthetic vertical siding and stucco clad the garage. The narrow showroom fronts Frederick Avenue while the garage ell is setback towards the rear. Three bays organize the showroom. Non-historic aluminum fixed display windows define the bays. The west two bays contain four-part display windows while a three-part system defines the third bay. Vertical muntins divide the upper sash in each part. A vehicular bay with a non-historic overhead door and a pedestrian entrance pierce the west elevation. Six bays organize the east elevation. Non-historic stucco pilasters with slightly recessed stucco panels define the bays. Non-historic pedestrian entrances pierce the fifth and sixth bays. Seven bays organize the garage elevation. Vehicular entrances with non-historic overhead doors define the first, second, and fifth bays. Pedestrian entrances with non-historic metal slab doors define the third and sixth bays. Non-historic multi-light industrial windows define the remaining two bays. Secondary entrances at the east and west elevations contain non-historic metal doors with glazing.

1219-1225 Frederick Avenue has been significantly altered since 1981 through demolition of the historic showroom, the application of incompatible non-historic cladding, replacement of character-defining showroom display windows, and the removal of the primary entrance which was formerly located in the center showroom bay. These alterations likely occurred between 1991 and 2003, following the partial demolition and subsequent combining of 1219 and 1221-1225 Frederick Avenue. Due to these alterations, 1219-1225 Frederick Avenue retains poor historic character and does not retain integrity.







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1. Survey No. BN-AS-022-025		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1224	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Farmer Auto Company/Lawlor Motor Company		9. Present/other name (if known): River Bluff Brewing	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1913	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Eva Roth	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

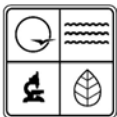
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1; multi-light; fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2018 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapezoid	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Limestone; Concrete	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This structure was erected in 1913 by Mrs. Eva Roth, widow of Fred Roth. It was one of many automotive facilities which were constructed along the length of the Avenue. Until the current occupant, this building housed various auto dealerships. Before the construction of this structure, another building housed a series of wagon and carriage works; William Pape, L.V. Schenk, and Avenue Carriage. This early building was constructed before Frederick was defined in width since it extended beyond the curb line. Mrs. Roth was a member of the large Swiss group which emigrated to Buchanan County beginning in the 1840s." (Sandehn, Nancy. "1224 Frederick Avenue." Historic Inventory Form. BN-AS-016-020. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Lawler Motor Co 1926: Lawler Motor Co 1930: Chas. Scuggs (1220), Wm. Scuggs (1222), Vacant (1224) 1935: Kagle Autos 1940: Not listed 1945: California Citrus Juice Co. 1949: Tri-State Tire & Supply Inc. (1224), Harry L. Wilson (1224 1/2) 1955: Midland Empire Sales & Service 1960: Midland Empire Sales & Service 1965: Midland Empire Sales & Service 1970: Midland Empire Sales & Service 1977: Midland Empire Sales & Service. Midland Sales and Service occupied the building from 1951 to 1983. The Lawler Motor Company Building was listed on the National Register of Historic Places in 2008. For complete historic context and significance see Rosin, Elizabeth and Rachel Nugent. "The Lawler Motor Company Building." National Register of Historic Places Nomination Form. Rosin Preservation, Kansas City, Missouri. January 8, 2009.

The Lawler Motor Company Building was listed on the National Register of Historic Places on January 8, 2009.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1224 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com).

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1224 Frederick Avenue." Historic Inventory Form. BN-AS-016-020. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

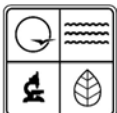
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1224 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A large concrete parking area wraps around the west and south elevations. Historic maps and aerials indicate the area was historically used for as a used car lot for the building and as parking. The current parking lot surface was not constructed c. 2019. The parking lot is located on a separate legal parcel (1220 Frederick), however, is historically and currently associated with the building. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor show window transoms have been sheathed. There is a heavy stone or cement entablature above the first floor. The top of the second floor has a frieze of coffered brick. Windows on the second floor have been closed up; they have cement lug sills and extended flat arch, vertical joint window headers. Apparently, a portion of the foundation of an earlier building on this site was used on the west side of the building." Sandehn, Nancy. "1224 Frederick Avenue." Historic Inventory Form. BN-AS-016-020. Frederick Avenue Survey. July, 1981).



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The Lawler Motor Company Building (1224 Fredrick Avenue) is a two-part commercial block with a rectangular plan and L-shaped massing. The front third rises two stories while the rear two-thirds rises only one. A short stucco-clad chimney pierces the west parapet. The northeast corner is canted and contains the primary entrance. A historic wood door with glazing and an arched transom fills the entrance. Two bays organize the north elevation fronting Frederick Avenue. A three-part non-historic display window system defines the east bay. Each part contains three fixed display windows and a six-part transom with decorative glazing. A vehicular entrance defines the west bay and contains non-historic overhead metal doors. Five bays organize the second story and contain single and paired non-historic 1/1 windows. The secondary and rear elevation window bays contain non-historic windows in a variety of arrangements. Windows in the two-story portion of the east elevation mimic those in the north. Multi-light industrial windows with center hopper sashes fill the remaining bays. Two historic industrial windows are extant on the west elevation. A non-historic secondary entrance bay has been punched at the north end of the west elevation. The entrance contains an aluminum door with glazing. An ornate door surround with soldier brick, pilasters, entablature, and a broken pediment ornaments the entrance. The terra cotta entablature and broken pediment were salvaged from the Pioneer (formerly Tootle Theater) Building following its demolition in 2016. A non-historic wood deck projects from the rear elevation. The Lawler Motor Company Building was listed on the National Register of Historic Places in 2009. For additional details see Rosin, Elizabeth and Rachel Nugent. "The Lawler Motor Company Building." National Register of Historic Places Nomination Form. Rosin Preservation, Kansas City, Missouri. January 8, 2009. Since listing, the windows have been replaced and a new entrance punched in the west elevation. While replacements, they fill historic openings and mimic the historic windows. Incompatible ornament surrounds the new entrance. The non-historic rear deck is not visible from the right of way. These alterations are associated with a substantial renovation in 2018 when the building was converted to a restaurant/brewery use. This resource retains excellent historic character and integrity.





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1. Survey No. BN-AS-022-026		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1301	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Texaco		9. Present/other name (if known): J&B Motor Co.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Transportation: Road-Related

### HISTORICAL INFORMATION

12. Construction date: 1954	15. Architect: Texaco (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1954	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner: Texaco	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

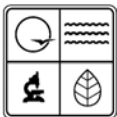
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display; 12-light
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: Rear	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Enameled Metal	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This corner has been occupied by a filling station since 1926, when a Barnsdall Oil Company facility was erected here. In 1954, the home of Louise Bansbach was demolished on lots 5 and 6 and this modern service station was constructed...This prefabricated design is an example of standardization to achieve lower costs and establish a product image" (Sandehn, Nancy. "1301 Frederick Avenue." Historic Inventory Form. BN-AS-016-021. Frederick Avenue Survey. July, 1981).

Occupants: 1949: Consolidated Motors Ins (used car dept) 1955: Carnes Motor Co. 1960: Carnes Motor Co. 1965: Simpson's Texaco 1970: Miller Texaco 1977: Vertin Texaco

1301 Frederick Avenue is potentially eligible for listing under Criterion C in the Area of Architecture as an example of a mid-century filling station and auto garage property type. If this nomination is pursued, an investigation into its history within the context of architecture and the property St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination. 1301 Frederick Avenue may also be eligible under Criterion A in the area of Transportation for its associations with transportation on Frederick Avenue, a primary transportation corridor in St. Joseph. Further study is needed to evaluate the feasibility of nomination in this area.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1301 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1301 Frederick Avenue." Historic Inventory Form. BN-AS-016-021. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

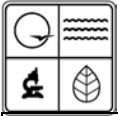
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1301 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Asphalt and concrete paving cover the lot surface. The parking lot would be contributing should this resource be eligible for listing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This prefabricated design is an example of standardization to achieve lower costs and establish product image. The use of continuous light weight glass walls and enameled metal infill panels, is common to hundreds of such units built in the last 30 years." (Sandehn, Nancy. "1301 Frederick Avenue." Historic Inventory Form. BN-AS-016-021. Frederick Avenue Survey. July, 1981).

1301 Frederick Avenue is a one-story auto garage with a rectangular plan and a flat roof with wide eaves. Two aluminum chimneys pierce the rear of the roof. Historic enameled metal panels clad the exterior. A historic, large, metal canopy extends from the east end of the primary elevation. Three bays organize the primary elevation. A historic five-part aluminum storefront display system



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defines the first bay. A pedestrian entrance with a one-light transom forms the fifth part while three-light fixed display windows form the remaining four. Vehicular entrances define the west -two bays. The overhead doors were partially visible when surveyed, however appear to be historic with glazing. Two historic twelve-light with operable pivot sash steel windows remain at the east elevation while two historic two-light fixed aluminum windows pierce the west elevation. Non-historic corrugated metal sheets cover the southern window bay at the west elevation. 1301 Frederick Avenue does not appear significantly altered and retains excellent historic character. This resource retains integrity.



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1. Survey No. BN-AS-022-027		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1302	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Robinson Auto & Supply/Farmer Auto Supply company (Ayers Auto supply Company)		9. Present/other name (if known): Huckleberry Restaurant	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1909	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1909	16. Builder/contractor: Fred Roth	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner: Fred Roth	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

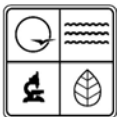
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Side slope	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1911-1949 <input checked="" type="checkbox"/> Altered Date(s): 2019 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Full	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Partial-width; open	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by Fred Roth who is listed in City Directories as a contractor. His residence was also on this site. The importance of Frederick Avenue as "Automobile Row" is reflected in the fact that this was the home of a major auto supply firm for over 40 years." (Sandehn, Nancy. "1302 Frederick Avenue." Historic Inventory Form. BN-AS-016-022. Frederick Avenue Survey. July, 1981).

Occupants: 1910: Robinson Auto & Supply Co., 1921: Ayers-Farmer Auto Supply Co. 1926: Ayers Auto Supply Co. 1930: Ayers Auto Supply Co. 1935: Ayers Auto Supply Co. 1940: Ayers Auto Supply Co. 1945: Ayers Auto Supply Co. 1949: Ayers Auto Supply Co. 1955: Ayers Auto Supply Co. 1960: Ayers Auto Supply Co. 1965: Ayers Auto Supply Co. 1970: Ayers Auto Supply Co. 1977: Ayers Auto Supply Co.

This resource is potentially eligible for listing under Criterion C in the Area of Architecture as an example of an early auto dealership property type. If this nomination is pursued, an investigation into its history within the context of architecture and the property St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination. It is also potentially eligible under Criterion A in the area of Transportation. for its associations with transportation on Frederick Avenue, a primary transportation corridor in St. Joseph. Further study is needed to evaluate the feasibility of nomination in this area.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1302 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1302 Frederick Avenue." Historic Inventory Form. BN-AS-016-022. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

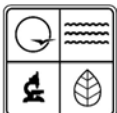
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1302 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A small asphalt parking area occupies the northeast corner of the parcel and connects to a larger asphalt parking lot that occupies the separate adjacent parcel (1308 Frederick Avenue)

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Large show windows have etched glass transoms. The façade on Frederick Avenue has pattern bond brick laid in a decorative pattern. A cast metal entablature is surmounted by a parapet with stepped cornice caps. Windows on [the] 13<sup>th</sup> Street side have cement lugsills and arch radiating voussoirs." (Sandehn, Nancy. "1302 Frederick Avenue." Historic Inventory Form. BN-AS-016-022. Frederick Avenue Survey. July, 1981).

1302 Frederick Avenue is a one-story, simple commercial building with brick cladding, a flat roof, and irregular plan that is roughly L-shaped with multiple canted corners. The basement is increasingly above grade towards the rear of the steeply sloped lot. The parapet is stepped and has a concrete cap. The primary elevation is three bays wide Non-historic three-part aluminum display windows with six-light transoms define the east-two bays. The west bay is recessed from the canted corner, forming a partial-width



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porch. A pair of non-historic industrial doors fills the bay. The doors are aluminum with multi-light glazing. A large, twenty-light transom tops the doorway. An additional entrance and fixed window pierce the east wall of the porch. The canted masonry opening corresponds to a former vehicular bay. A cast concrete cornice spans the elevation. Pattern bond accents the primary elevation below the cornice. A one-story attached garage and warehouse extends from the east elevation at the south end. A non-historic overhead door fills the vehicular bay while a non-historic metal door fills the pedestrian entrance. The date of construction for the garage/warehouse is unknown, however Sanborn Maps indicate it occurred between 1911 and 1949.

1302 Fredrick Avenue has been altered since the 1981 survey through window replacements at all elevations. In addition to window replacements, paint has been removed from the west elevation cladding. These alterations are associated with the conversion of the building to restaurant use in 2019. Although the windows are replacements, they fill historic openings and preserve the historic fenestration pattern. Paint has been removed from the west elevation to reveal the historic masonry surface and painted signage. 1302 Frederick Avenue retains good historic character. This resource retains integrity.



MIDWEST  
METHOD  
Strength &  
Performance

FREDERICK





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1. Survey No. BN-AS-022-028		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1308	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): King Hill Oil Company/Market Service Station (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1996	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Rufus Limpp (King Hill Oil Company)	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

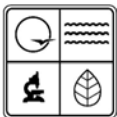
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement:	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1996 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

From the 1981 survey: "This is an early filling station reflective of the early days of the automobile age when this type of facility first became popular. King Hill Oil Company was owned by Rufus Limpp, his first station was at the corner of King Hill and East Lake. Later he was involved in several businesses in King City, MO and was a major benefactor of S. Gentry Co." (Sandehn, Nancy. "1308 Frederick Avenue." Historic Inventory Form. BN-AS-016-023. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Not Listed 1930: Not Listed 1935: King Hill Oil Co. Filling Station 1940: Market Auto Service Station 1945: Market Service Station 1949: Market Auto Service Station 1955: Ward Mtr Co; Ward Serv. Sta. 1960: Quality Products Oil Co Inc gas sta 1977: St. Joseph Monument Co. This building was demolished in 1996 and the last tenant was the St. Joseph Monument Co. The current resource was constructed shortly after demolition and is less than fifty years in age.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1308 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1308 Frederick Avenue." Historic Inventory Form. BN-AS-016-023. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1308 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal and includes narrow grassy strips between the parking surface and concrete sidewalks.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1308 Frederick Avenue is an asphalt paved surface parking lot constructed c. 1991. It has an irregular plan and is accessed from the north via concrete curb cuts. 1308 Frederick Avenue retains poor historic character due to demolition and is not eligible for listing.





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1. Survey No. BN-AS-022-029		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1314	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Breon Motor Company/Cooper Day Motors/Lucas-Fredlake Cadillac		9. Present/other name (if known): St. Joseph Sheet Metal Workers Local Union #2	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Organizational

### HISTORICAL INFORMATION

12. Construction date: 1935	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Breon Motor Company	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

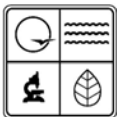
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 6/6; Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Northeast corner	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed for Breon Motor Company a Chrysler-Plymouth dealer and remained such until it was occupied by the Lucas-Fredlake Cadillac dealership in 1956. Gray Manufacturing markets pneumatic automobile jacks, so that this building is still a part of the auto industry." (Sandehn, Nancy. "1316 Frederick Avenue." Historic Inventory Form. BN-AS-016-024. Frederick Avenue Survey. July, 1981). The St. Joseph Sheet Metal Workers Local Union #2 now owns the building.

Occupants: 1930: John Wood 1935: Hal Skoglund & Harlin Greiner, transfer 1940: Cooper Day Motors 1945: Cooper Day Motors 1949: Cooper Day Motors 1955: Cooper Day Motors 1960: Lucas-Fredlake Cadillac 1965: Gray Manufacturing 1970: Gray Manufacturing 1977: Gray Manufacturing whse

This resource was recorded as 1316 Frederick Avenue in the 1981 survey.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1314 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1314 Frederick Avenue." Historic Inventory Form. BN-AS-016-024. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

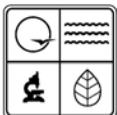
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1314 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. The site slopes sharply to the south. A large concrete surface parking lot occupies the west half of the property. The parking area continues onto the adjacent parcel, which is associated with 1314 Frederick Avenue. Historic aerials indicate buildings occupied the parking area through at least 1972 however the area was converted to parking by 1991. The parking lot is thus non-historic and would be non-contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The show windows have been closed-in on the north façade to facilitate use as an office space. Façade has two bands of pattern bond brick which are set off by bands of brick which extend from the plane of the façade. Above the upper band of pattern brick there is a detail which consist[sic] of one row of soldier course brick and one row of running bond." (Sandehn, Nancy. "1316 Frederick Avenue." Historic Inventory Form. BN-AS-016-024. Frederick Avenue Survey. July, 1981).

1314 Frederick Avenue is a one-story, one-part commercial block building with a rectangular plan, flat roof, and brick cladding. It is sited on a sloping lot, consequently the south portion of the basement is slightly raised. The west and rear (south) parapets are stepped and a brick chimney pierces the roof in the northeast corner. Cast stone coping lines the parapet. The primary elevation is five bays wide. The first bay was formerly a vehicular entrance. A non-historic pedestrian door with glazing and non-historic vertical wood infill now fill the large bay. Four undersized fixed aluminum windows define the remaining bays. The windows are non-historic. Non-historic vertical wood infill surrounds the window bays. A decorative band of basket weave motif brick spans the primary elevation above the bays. A matching band, topped with header brick, accents the cornice. The ornament continues onto the west



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elevation and terminates at the first bay. The west elevation is nine asymmetrical bays wide. Non-historic vertical wood infill fills the first bay, a former display window. A distinct change in brick occurs after the first bay and characterizes the west elevation. A non-historic 6/6 aluminum window defines the fourth bay. Plywood covers the remaining bays. Two vehicular bays and two pedestrian entrances organize the rear elevation. All contain non-historic doors. Four window bays above are boarded. The primary elevation has been significantly altered through incompatible window replacements, infill, and the alteration of the vehicular bay, a characteristic feature of the automotive building, into a pedestrian entrance. Due to significant alterations to the façade, 1314 Frederick Avenue retains poor historic character and does not retain integrity.





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1. Survey No. BN-AS-022-030		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1317	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Lucas Pontiac-Cadillac Used Cars/Clint Coons Pontiac Used Cars		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 2000	15. Architect: Sonic Corp. (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Lucas Pontiac-Cadillac	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

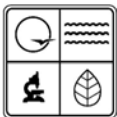
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Not Visible
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2000 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This used car lot is significant in that it reflects the importance of the automotive industry on the development of the Avenue. The location also has significance in that it was the site of the home of Zeilda Forsee, widow of one of St. Joseph's most important early physicians and sister-in-law of John Corby. In 1909, Mrs. Forsee was instrumental in the construction of the Corby-Forsee Building, (a National Register Site) in downtown St. Joseph. The current resource, a fast-food restaurant, replaced the car lot in 2000. Barber Auto Sales was the last car lot occupant before demolition. . The non-historic building and canopy structure are currently vacant. (Sandehn, Nancy. "1317 Frederick Avenue." Historic Inventory Form. BN-AS-016-025. Frederick Avenue Survey. July, 1981).

This resource is currently vacant. The former tenant, Sonic Restaurant, has been the only tenant.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

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R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1317 Frederick Avenue." Historic Inventory Form. BN-AS-016-025. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1317 Frederick Avenue occupies a large, narrow, rectangular lot that fronts Frederick Avenue to the south. The lot is mostly paved and features minimal landscaping. The paved parking lot is non-historic and would be non-contributing. A concrete retaining wall and wood fence encircles most of the lot.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a very plain small structure with a few red bricks used in the wall as accent." (Sandehn, Nancy. "1317 Frederick Avenue." Historic Inventory Form. BN-AS-016-025. Frederick Avenue Survey. July, 1981).

1317 Frederick Avenue is a non-historic restaurant building constructed c. 2000 in the corporate style of Sonic Corp. restaurants. The one-story brick building has a flat roof, rectangular massing, and footprint. It is set back significantly from the street. Vinyl clads the rear elevation. A half-story corrugated metal ell at the rear contains mechanical equipment. Three bays organize the primary elevation. The primary entrance defines the center bay while windows define the outer bays. Plywood covers all three bays. A large, semielliptical aluminum canopy with steel supports extends from the primary elevation. A conical aluminum element extends from ground level to pierce the canopy end. 1317 Frederick Avenue does not appear significantly altered and retains excellent historic character. However, it does not meet the fifty-year threshold for listing in the National Register of Historic Places and is not eligible for listing.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-031		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1320	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Tetherow Brothers		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Unknown

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: The Tetherow Brothers	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

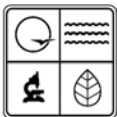
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Multi-light; fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: Exterior, east elevation	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): Pre-1969 <input checked="" type="checkbox"/> Altered Date(s): Pre-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Concrete Block	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The Tetherow Brothers began business as blacksmiths and welders. Like many other Frederick Avenue merchants this is one of several addresses occupied by the firm. With the coming of the automotive age they went into the auto parts and repair business and built this structure for their business." (Sandehn, Nancy. "1320 Frederick Avenue." Historic Inventory Form. BN-AS-016-026. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Tetherow Bros. 1926: Levi & I.C. Tetherow 1930: Levi & I.C. Tetherow 1935: WA Ciouvrey Auto body 1940: Tetherow Bros. 1945: Ivan Tetherow (silver plater) 1949: Kindred & Burke Motor Sales 1955: Kindred & Burke Motor Sales 1960: Kindred & Burke Motor Co. 1965: Pontiac-Cadillac 1970: Lucas Pontiac Co. 1977: B&B Used Cars

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1320 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1320 Frederick Avenue." Historic Inventory Form. BN-AS-016-026. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

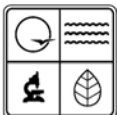
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1320 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The lot slopes heavily at the rear and an asphalt surface lot occupies the east edge of the lot.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The windows on the second floor have been boarded up. The façade is ornamented with inset rows of narrow ashlar block. Large second floor windows have lugsills and no header except that provided by one of the rows of ashlar block. Semi-elliptical central door on the first floor has a stepped arch radiating voussoirs with keystone which has monogram and date applied in raised stone lettering. Large show windows on either side of the door have transoms and flat arch voussoirs. At either end of the façade are doorways which lead to the second floor living quarters." (Sandehn, Nancy. "1320 Frederick Avenue." Historic Inventory Form. BN-AS-016-026. Frederick Avenue Survey. July, 1981).

1320 Frederick Avenue (the Tetherow Building) is a two-story concrete block commercial building with a rectangular footprint. The primary elevation is five bays wide at the first story. Pedestrian entrances define the outer two bays contain historic wood doors with glazing. Historic wood transoms top the doors. The east transom is one-light while the west transom is divided with a vertical muntin. Historic wood display windows with four-light transoms define the second and fourth bays. Non-historic wood covers the west fixed window. An arched vehicular entrance defines the center bay. A pair of historic wood paneled doors fills the bay. The doors have



been fixed in place and a non-historic fixed display window is centered in the bay. Narrow vertical wood slats fill the arch above. Flat voussoirs accent the vehicular bay and "19 TB 20" is incised in the center. Four window bays organize the second story. Asphalt sheets and wood planks cover the window openings. Contrasting blocks embossed "Tetherow Brothers Automobile Parts, Welding, Wrecking, and Repairs" are centered between the second and third window bays. Three bays organize the east elevation at the first story. A one-story concrete block rear addition contains the south bay. An exterior brick chimney is centered between the south-two east elevation bays. A secondary entrance with a non-historic slab door defines the north bay while window openings define the south two. Two window bays pierce the second story. All window openings are covered. Corrugated metal clads the first story of the addition at the rear while the raised basement is concrete masonry unit. Four window openings pierce the first story. All are covered. A metal truss projects from the addition roof.

Alterations to 1320 Frederick Avenue include the non-historic window in the fixed center bay doors and the covering of the primary elevation second-story windows. While the center bay window is non-historic, it does not obscure the historic function of the and much of this historic door material is retained. These alterations pre-date the 1981 survey and the resource does not appear significantly altered post-1981. The application of corrugated metal cladding to the rear addition is not visible from the right of way. 1320 Frederick Avenue retains good historic character . This resource retains integrity.

REPAIRS  
SPRINKLE  
AUTOMOBILE  
TIRE  
VALVES  
AND  
REPAIRS

19720

**CALVIN'S**  
**CUSTOM CAR CLEANING**  
"WE OFFER"  
-SHAMPOO INTERIOR  
-CLEAN ENGINE  
-WAXING & BUFFING  
**279-0743**

**FREE PICKUP  
&  
DELIVERY  
PINSTRIPE  
MOULDINGS**



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 86

1. Survey No. BN-AS-022-032		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1334	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Champlin Station		9. Present/other name (if known): Wood's Mini-Mart	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Transportation: Road-Related

### HISTORICAL INFORMATION

12. Construction date: 1966	15. Architect: Champlin Refining Co. (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Champlin Refining Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

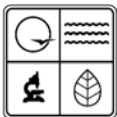
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Metal Panel	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This station was originally built by Champlin as a full-service station with attached garage for minor automotive repairs. It has just recently been converted into self-service, reflecting a nationwide change in gasoline merchandizing." (Sandehn, Nancy. "1334 Frederick Avenue." Historic Inventory Form. BN-AS-016-027. Frederick Avenue Survey. July, 1981).

Occupants: 1970: Gene's Champlin Service Station 1977: Gene's Champlin Service Station

1334 Frederick Avenue was a Champlin station from construction through the 1980s.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1334 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1334 Frederick Avenue." Historic Inventory Form. BN-AS-016-027. Frederick Avenue Survey. July, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1334 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A non-historic aluminum and fiberglass canopy shelters gasoline pumps north of the east storefront. It was installed post-1981 and replaces a distinctive mid-century canopy. The current canopy is non-historic and non-contributing. A paved parking lot with approximately ten spaces covers much of the lot surface. The rear and east half of the lot is steeply sloped. A continuous concrete retaining wall lines these perimeters. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This prefabricated design is an example of standardization to achieve lower costs and established a products[sic] image. The use of continuous light weight glass walls and enameled metal infill panels is common to hundreds of such units built in the last 30 years." Sandehn, Nancy. "1334 Frederick Avenue." Historic Inventory Form. BN-AS-016-027. Frederick Avenue Survey. July, 1981).

1334 Frederick Avenue is a one-story service station with a flat roof, wide eaves, and metal panel cladding. A non-historic aluminum parapet lines the east, north, and west roof perimeter. Two non-historic aluminum storefront systems define the primary elevation bays. The east storefront system wraps around to the east elevation. The west elevation lacks fenestration and a pedestrian entrance pierces the rear elevation. The pedestrian entrance and concrete block infill fill a former vehicular bay.

1334 Fredrick Avenue has been significantly altered since the 1981 survey. The historic east storefront was replaced, and an additional storefront inserted to the primary elevation post-1981. The parapet was altered post-1981 and replaces a distinctive angled parapet. These alterations, combined with the canopy replacement, significantly altered the resource and it no longer communicates its mid-century design or associations. Consequently, 1334 Frederick Avenue retains poor historic character and does not retain integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 88

1. Survey No. BN-AS-022-033		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1401	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): One-Hour Cleaner's		9. Present/other name (if known): Benchmark Insurance Agency/H&R Block	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1966	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: One-Hour Cleaner's.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

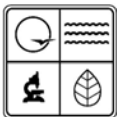
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free-Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Square	33. Exterior wall cladding: Concrete Block	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: Partial-Width; Open	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "From late in the 19th century until the 1960's, this was the location of the St. Joseph Lumber Company. This building was built for the One-Hour Cleaner's." (Sandehn, Nancy. "1401 Frederick Avenue." Historic Inventory Form. BN-AS-016-028. Frederick Avenue Survey. July, 1981).

Tenants after One-Hour Cleaners include Deluxe Cleaners (1970) and Mr. Hobbs Formalwear (1977).

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1401 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1401 Frederick Avenue." Historic Inventory Form. BN-AS-016-028. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1401 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. An asphalt surface parking lot occupies the front half of the lot. The parking lot has a quadrilateral plan and approximately seven parking spaces. Historic aerials indicate a parking lot has occupied the site since 1969. Site landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There is a recessed window wall on the front or south façade." (Sandehn, Nancy. "1401 Frederick Avenue." Historic Inventory Form. BN-AS-016-028. Frederick Avenue Survey. July, 1981).

1401 Frederick Avenue is a one-story free-standing commercial resource with concrete block masonry cladding and a flat asphalt roof. Non-historic aluminum clads the upper one-half of the primary and secondary elevations. Contrasting aluminum clads the west corner of the primary elevation and rises slightly above the roofline. It functions as signage. A non-historic seven-part aluminum storefront spans the east three-quarters of the primary elevation and is recessed from the elevation plane, forming a partial width open porch. A pedestrian door with full glazing and sidelights forms the third storefront part. Fixed 1/1 windows form the remaining storefront segments. A matching storefront segment is located on the west porch wall. A metal handrail is affixed to the concrete masonry unit primary elevation plane and is associated with an adjacent set of stairs.

The material integrity of 1401 Frederick Avenue has been compromised by a non-historic storefront and the roofline has been altered by a non-historic high aluminum parapet. These alterations obscure the historic character and appearance of the building. 1401 Frederick Avenue does not retain integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-034		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1405	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Schall's Monument Works		9. Present/other name (if known): Subway	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1894	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Charles Schall	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

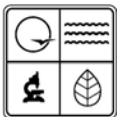
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 2-light
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2002-2003 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Polygonal	33. Exterior wall cladding: EFIS	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Charles Schall, a native of Canada, came to St. Joseph in 1871. He was a marble cutter and monument maker. He was first located at 1015 Frederick. In 1894, he built this building to house his monument business. His residence was on the second floor. The monument business remained here until the 1940's. The building was later occupied by the adjacent lumber company." (Sandehn, Nancy. "1405 Frederick Avenue." Historic Inventory Form. BN-AS-016-029. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Schall Monument Co. 1926: Chas Schall monuments 1930: CF Schall monuments 1935: CF Schall monuments 1940: Sloan Monument Wrks, garage 1945: Vacant 1949: Burton Lewis Inc., drug mfrs. 1955: Virgil Abbett Specialty shop 1960: Virgil Abbett Floor Coverings 1965: Virgil Abbett Floor Coverings 1970: Virgil Abbett Floor Coverings 1977: Paul's Outlet Store

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1405 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Sandehn, Nancy. "1405 Frederick Avenue." Historic Inventory Form. BN-AS-016-029. Frederick Avenue Survey. July, 1981.

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1405 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare. A large paved surface parking lot occupies the west two-thirds of the property. The lot is non-historic and would thus be non-contributing. Site landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The south façade of this building has a center double leaf door with show windows on either side. The doors and windows have transoms. The windows on the alley façade and second floor of the south façade have stone lugsills and arched voussoirs. There are double windows on the south façade which have decorative center pilasters. The south façade has coffered brick entablature which served as cornice." (Sandehn, Nancy. "1405 Frederick Avenue." Historic Inventory Form. BN-AS-016-029. Frederick Avenue Survey. July, 1981).

1405 Frederick Avenue is a two-story, two-part commercial block building with a flat roof and polygonal footprint. Non-historic stucco panels clad the exterior. A four-part non-historic aluminum storefront organizes the first story of the primary elevation. An aluminum door with full glazing defines the first bay. A narrow, fixed aluminum window fills the second bay while two-light windows with vertical muntins define the third and fourth bays. Non-historic stucco panels with false timbering surround the storefront. A non-historic aluminum-framed fabric awning shelters the storefront. Two non-historic two-light windows with vertical muntins pierces the primary elevation at the second story.

1405 Frederick Avenue has been significantly altered since the 1981 survey through window replacements and inappropriate EFIS panel cladding. The historic storefront, a character-defining feature of the resource type, has also been replaced. These alterations are associated with a substantial remodel that occurred 2002-2003. Due to significant alterations, 1405 Frederick Avenue has poor historic character and does not retain integrity.





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1. Survey No. BN-AS-022-035		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1413	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Church's Chicken		9. Present/other name (if known): Lend Nation	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1962	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

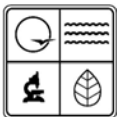
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1996-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Square	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "For a number of years this was the location of the Avenue Carriage Works but had been vacant before this construction." (Sandehn, Nancy. "1413 Frederick Avenue." Historic Inventory Form. BN-AS-016-030. Frederick Avenue Survey. July, 1981).

This building was first occupied by Church's Chicken which remained in this location through the mid-1990s. It has been significantly altered and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1413 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1413 Frederick Avenue." Historic Inventory Form. BN-AS-016-030. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1413 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. The building is set back significantly from the street. An asphalt parking lot surrounds the building. The area was historically paved and the lot would potentially be contributing were the primary resource eligible. Concrete retaining walls and non-historic chain link fencing line the west and north parking lot edges.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This prefinished design is an example of standardization to achieve lower costs and establish a product image. The use of continuous light weight glass walls and enameled metal infill panels, is common to hundreds of such units built in the last 30 years." (Sandehn, Nancy. "1413 Frederick Avenue." Historic Inventory Form. BN-AS-016-030. Frederick Avenue Survey. July, 1981).

1413 Frederick Avenue is a one-story, one-part commercial block. The Modern Movement building has a square footprint and flat roof. An aluminum parapet lines the east, south, and west roof perimeter. The east and west parapet sides are textured while the south segment is smoothed and features non-historic signage. The southwest corner is recessed, forming a small open porch. Brick clads the east and west elevations while the rear elevation is concrete block. An aluminum storefront system spans the primary elevation and wraps around to the south half of the east and west elevations. Non-historic plywood and pressed wood panels clad the primary and secondary elevations below the storefront system. Twelve storefront segments organize the primary elevations. Aluminum doors with full glazing define the ninth and tenth segments. Fixed one-light windows define the remaining ten segments.

1409-1413 Fredrick Avenue has been substantially altered since the 1981 survey through a non-historic storefront system which replaces a historic, character-defining curtain wall system at the primary and secondary elevations. The current parapet replaces a distinctive textured parapet. These alterations obscure the historic character and design of the resource. 1413 Frederick Avenue retains poor historic character.



LendNation

LOAN

LOAN

CASH



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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-036		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1415	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): James Flannery Saloon/Kley and Schotts Tavern		9. Present/other name (if known): Kelly's Pub	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: c. 1883	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: James Flannery	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

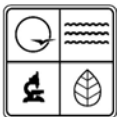
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: False-Front	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "As early as 1883, James Flannery kept a saloon /grocery store on this corner. From that time until the present, except for the prohibition years, this has been a "Neighborhood watering hole." In the early part of the century, this tavern was owned by the Goetz Brewing Company, and leased to various saloon keepers." (Sandehn, Nancy. "1415 Frederick Avenue." Historic Inventory Form. BN-AS-016-031. Frederick Avenue Survey. July, 1981).

Occupants: 1921: CJ Hatfield (1415 1/2), 1415 not listed 1926: Herman Kley, cigars 1930: H.F. Kley, office 1935: Kley & Schott soft drinks 1940: Leo J. Schott liquor & John Whitesitt rest (1415), John K. Whitesitt (1415 1/2) 1949: Schott's Tavern 1955: Leo J. Schott Tavern 1960: Leo J. Schott Tavern 1965: Schott's Tavern 1970: Schott's Tavern 1977: Schott Tavern.).

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1415 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1415 Frederick Avenue." Historic Inventory Form. BN-AS-016-031. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

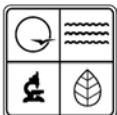
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1415 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. The building occupies a small corner lot. Concrete sidewalks and curbs line the south and east perimeter.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The windows on the second floor level have been blocked up. These windows have segmental brick window headers and wood slip sills. Above the first floor on the Frederick Avenue façade there is a cast metal entablature which is continued on the Mt. Mora Road side by a heavy dentil trim stringcourse. At the level just above the show windows, there is another cast metal entablature and at the southeast corner of the building, there is an iron column. The door is recessed in this corner." Sandehn, Nancy. "1415 Frederick Avenue." Historic Inventory Form. BN-AS-016-031. Frederick Avenue Survey. July, 1981.

1415 Frederick Avenue is a two-story two-part commercial block building with brick cladding and a false-front roof. The rear gable is asphalt while the false-front is brick. The north half of the building is one-story with a flat roof. An eight-part historic wood storefront organizes the first story and continues to wrap around the southeast building corner. While the frame appears historic, the glazing is likely replacement. The corner entrance defines the sixth storefront part and contains a non-historic metal door with glazing. Single-pane fixed display windows form the remaining storefront parts. A historic wood eighteen-light transom with vertical muntins and textured glazing spans the storefront. Wide wood frames accent some lights in an alternating pattern. A historic metal and fabric awning system shelters the storefront. A metal pole supports the awning system at the southeast corner. A classical metal tops the



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transom and compliments the awning below. Four segmental arch windows organize the second story. The 1/1 aluminum windows are non-historic. Dog-eared soldier brick lintels top the windows. Four bays pierce the east elevation at the first story. Small segmental arch window bays with cast stone sills and non-historic fixed aluminum windows define the south three bays while a pedestrian entrance infilled with aluminum sheeting and a vent defines the fourth bay. It appears to be converted from a window bay. Two large rectangular bays with header brick sills and aluminum siding infill define the north two bays. Non-historic 1/1 aluminum windows fill three segmental arch openings at the second story. A course of dentilled brick divides the elevation.

1415 Frederick Avenue does not appear significantly altered. Although the second story and secondary elevation windows are post-2008-2013 replacements, they fill historic openings and are complementary in style. Three east-elevation first story bays have been infilled; however, this does not obscure the historic openings or significantly impact the elevation. Two side-slope brick chimneys were removed post-1981. 1415 Fredrick Avenue retains good historic character . This resource retains integrity.





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1. Survey No. BN-AS-022-037		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1502	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Thames Motor Company/Miller Motor Company/Twentieth Century Motors/Reck's Upholstery		9. Present/other name (if known): E.L. Crawford General Contractors	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1935	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Hal Thames	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

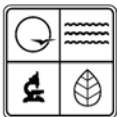
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: East parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Moderne	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2009-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Barrel	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This, building was built for the automobile dealership of Hal Thames. Thames had earlier been at 1925 Frederick. In addition to his business as Auburn and Ford dealer, Thames was, the originator of successful Girls' softball competition in this area, beginning in the early 1930s. His team was State Champion for at least four years. In 1932 or 1933 he built Thames Stadium for his team and their league. In 1939 and 1940, The St. Joseph Stadium of the Western Association (men's professional baseball) played in Thames Stadium. Thames was also President of the baseball team in 1940. The need for the stadium diminished with the construction of the St. Joseph City Stadium (which has since been named for former Mayor, Phil J. Welch. and it was. demolished prior to 1946. The State Highway Patrol Office was constructed on the site. The automobile dealership had changed hands, by 1940, with the Miller family having an Oldsmobile dealership at the Frederick Ave. location. For over 20 years this building housed the Oldsmobile franchise[sic]." (Sandehn, Nancy. "1508 Frederick Avenue." Historic Inventory Form. BN-AS-016-032. Frederick Avenue Survey. July, 1981).

This address was recorded as 1508 Frederick Avenue in the 1981 survey.

Occupants: 1935: FC Reck & co., uphol 1940: Frank C. Reck & Co. uphol 1945: Frank C. Reck & Co. uphol 1949: Frank C. Reck & Co. uphol, Newark Safety Window Platform Co. 1955: Frank C. Reck & Co. uphol 1960: Reck upholstery, Twentieth Century Motors 1965: Reck Upholstery, G. Lasker Oldsmobile 1970: Reck Upholstery, Oldsmobile 1977: Gray Mfg Co. Inc

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1502 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1502 Frederick Avenue." Historic Inventory Form. BN-AS-016-032. Frederick Avenue Survey. July, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1502 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Paved parking lots flank the building and combined contain approximately thirty spaces. Historic aerials indicate both areas were used for parking as early as 1969. The parking lots may be considered contributing dependent on the period of significance. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The showroom has plate glass window walls. The façade has two courses of soldier brick and brick detailing as the corner and above the central door. The parapet is stepped and capped with concrete. Above the show window is a stringcourse with dentil trim which is centered with a concrete decorative plate." (Sandehn, Nancy. "1508 Frederick Avenue." Historic Inventory Form. BN-AS-016-032. Frederick Avenue Survey. July, 1981).

1502 Frederick Avenue is a one-story automotive building with restrained Moderne ornament and a barrel roof with a low slope. It has buff brick cladding and an irregular height. A five-part storefront spans the primary elevation. The primary entrance is centered on the elevation and contains a non-historic aluminum door with glazing and a non-historic single pane transom. Historic cast metal trim accents the door and transom. Nine-light fixed display windows form the remaining four storefront parts. Subtle corbelled brick spans the primary elevation above the storefront and two narrow header brick string courses span the elevation above. A cast



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concrete Moderne motif is centered above the entrance. Complementary concrete and brick motifs accent the stepped parapet. An attached garage projects from the west elevation and is set back from the street. A non-historic overhead door with glazing fills the automotive bay. Brick and cast concrete motifs accent the parapet. Eleven bays pierce the east elevation. Four-light non-historic fixed aluminum windows define the south eight bays, a vehicular bay the ninth, and a pedestrian entrance the tenth. The pedestrian entrance contains a non-historic aluminum door with glazing. A twelve-light non-historic storefront window fills the eleventh bay, which adjoins the first primary elevation bay. A brick chimney pierces the roof between the eighth and ninth bays. Nine bays pierce the west elevation. Eight four-light non-historic fixed windows pierce the first story while a vehicular bay with a non-historic overhead door defines the single basement-level bay. Six infilled window bays are visible east of the vehicular bay.

1502 Frederick Avenue has been altered through the storefront and window replacements between 2009 and 2013. Although the storefront is a replacement, it occupies the historic storefront opening and retains historic decorative trim at the primary entrance. Likewise, the replacement windows fill historic masonry openings and are complementary in style. Character-defining Moderne ornament retains intact. 1502 Frederick Avenue retains good historic character . This resource retains integrity.





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1. Survey No. BN-AS-022-038		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1522	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Midland Service Station, Frederick's Ltd.		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1970	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Interstate Oil Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

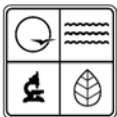
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2013. <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Concrete Block	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This was the first station built as a self-service operation, to be located on Frederick Avenue. Until World War II, this was still primarily a residential block." (Sandehn, Nancy. "1522 Frederick Avenue." Historic Inventory Form. BN-AS-016-033. Frederick Avenue Survey. July, 1981).

Occupants: 1970:Midland Service 1977:Interstate Self Service.

The Interstate Oil Co. of Kansas City erected the building in 1970. Midland Service Station, later renamed Interstate Self Service, occupied this property from construction through 1982, after which it became a used car lot.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1522 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1522 Frederick Avenue." Historic Inventory Form. BN-AS-016-033. Frederick Avenue Survey. July, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1522 Fredrick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. Non-historic chain link fencing encircles a large asphalt paved parking area which occupies most of the parcel. A large hipped canopy and gas pumps formerly occupied the area near the primary elevation and were demolished between 2008 and 2013.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "A hipped roof canopy extends over the gasoline pumps. This prefabricated design is an example of standardization to achieve lower costs and establish a products[sic] image. The use of continuous light weight glass walls and enameled metal infill panels is common to hundreds of such units built in the last 30 years." (Sandehn, Nancy. "1522 Frederick Avenue." Historic Inventory Form. BN-AS-016-033. Frederick Avenue Survey. July, 1981).

1522 Frederick Avenue is a one-story service station with a small, rectangular footprint and a flat roof with wide eaves. The building is concrete block construction and brick clads the lower one-half of the primary elevation. Two bays organize the elevation. The primary entrance defines the east bay and contains an aluminum door with glazing. A fixed aluminum display window defines the west bay and abuts the entrance. The secondary elevations lack fenestration.

1522 has been altered since the 1981 survey through infill of an east primary elevation bay and secondary elevation bays with concrete block. The west primary elevation bay has been partially infilled. Due to significant fenestration alterations, 1522 Frederick Avenue retains fair historic character, however does not retain integrity sufficient for listing.





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1. Survey No. BN-AS-022-039		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1601	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Westpheling Grocery/Chatham Furnace and Air Conditioning		9. Present/other name (if known): Smokerz Outlet	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: c. 1860	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: F. Westpheling	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

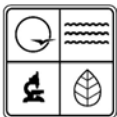
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: Side Slope, west	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1981; 1986 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stucco; Wood	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: False-Front	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is one of the oldest extant buildings on the Avenue. It or one very like it appears in the 1868 lithograph of St. Joseph and the 1868 City Directory shows F. Westpheling, grocer at this location. It was a grocery store until the second decade of this century when it became an auto repair garage. Since then there have been a variety of tenants." (Sandehn, Nancy. "1601 Frederick Avenue." Historic Inventory Form. BN-AS-016-034. Frederick Avenue Survey. July, 1981).

Occupants: 1868: F. Westpheling Grocery. 1921: Kerns Taxi Service, FL Kerns 1926: Piggly Wiggly Stores Inc, gro; Jos Westphaling 1930: Piggly Wiggly No. 4 1935: Vacant 1940: Chatham Furnace & Air Conditioning Co. (1601), Apartments: Vacant (A), Juanita Purnell (B), John Davis (C), Zachary Taylor (D) 1945: Chatham Furnace & Air Conditioning 1949: Chatham Furnace & Air Conditioning Co. (1601), Apartments: Stephen R. Cambell (A), Mary V. McJunkin(B), Not Listed (C), Warren H. Carder (D) 1955:Themann-Hess Electric Supply Co. 1960: Melody Music Co. 1965:Continental Exterminators 1977: Vacant

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO:J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO:H. Fotheringham & Co.,1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co.,1882-1896.

NETROnline. "1601 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co.,1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1601 Frederick Avenue." Historic Inventory Form. BN-AS-016-034. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw,1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co.,1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

Wiedmaier, Linda. "Putting a Fresh Face on Historic Facades." *St. Joseph News-Press* (2 September 1989):C1

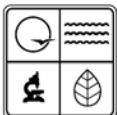
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1601 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A large asphalt paved surface parking lot occupies the rear half of the parcel.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The architectural features have been hidden by pink stucco which has been applied to this building. The first floor front has been "modernized." (Sandehn, Nancy. "1601 Frederick Avenue." Historic Inventory Form. BN-AS-016-034. Frederick Avenue Survey. July, 1981).

1601 Frederick Avenue is a two story, two-part commercial block with a gabled and false-front roof and stucco cladding. Non-historic vertical wood planks clad the first story at the primary elevation. Three bays organize the primary elevation. Square, non-historic fixed windows flank a center entrance which contains a pair of aluminum doors with glazing. Non-historic aluminum security bars span the windows and doors. Three segmental arch window bays organize the second story. Non-historic 1/1 aluminum windows fill the bays. Non-historic wood trim accents the stepped parapet. A pedestrian entrance pierces the west elevation at the first story



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while seven asymmetrical window bays with cast stone sills pierce the second story. Non-historic 1/1 aluminum windows define the bays. Three short brick chimneys with metal caps pierce the roof along the west elevation.

1601 Frederick Avenue has been altered through an incompatible storefront replacement, non-historic wood trim at the primary elevation, and the loss of historic windows. The storefront windows and doors were replaced and the wood trim added in 1986 when the building was converted to a law office. The second-story windows were likely replaced at a similar date. The stucco appears recent in 1981 survey photographs, suggesting it was applied closer to that date however exact dates are unknown. 1601 Frederick Avenue retains poor historic character and does not retain integrity.



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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-040		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1602	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Henry Whitman Tire Shop		9. Present/other name (if known): State Farm	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1926	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Harry Whitman	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

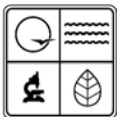
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Rear parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1929 <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building which was originally two-stories, was remodeled in 1929 by Henry Whitman for use as a tire store. It remained a tire store until World War II. Since then it has had varied uses, including as a portion of the Harry Korn's electrical company." (Sandehn, Nancy. "1602 Frederick Avenue." Historic Inventory Form. BN-AS-016-035. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Not listed. 1930: Henry Whitman Tires 1935: Henry Whitman Tires 1940: Dunlop Tire & Rubber Co. 1945: Not Listed 1949: Not listed 1955: Chas. Harrison Plbg. & Htg. 1960: Chas. Harrison Plbg. & Htg. 1965: State Farm Insurance 1970: State Farm Insurance 1977: State Farm Insurance

Additional post-war tenants include Chas. Harrison Plumbing and heating (c. 1955-1970.) A State Farm Insurance office has occupied the building since 1975.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1602 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1602 Frederick Avenue." Historic Inventory Form. BN-AS-016-035. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

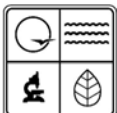
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1602 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Façade has recessed door with show windows on either side. There are fixed transoms above the door and show windows. Window-door unit has flat arched voussoirs. There is a panel outlined in a raised course of brick and a coffered brick cornice with tile cap." (Sandehn, Nancy. "1602 Frederick Avenue." Historic Inventory Form. BN-AS-016-035. Frederick Avenue Survey. July, 1981).

1602 Frederick Avenue is a one-story one-part commercial block. It has brick cladding and a flat roof. The rear elevation cladding is substantially lighter in color and the rear roofline lacks a parapet. A short brick chimney with metal cap pierces the roof at the rear. A five-part storefront with a recessed center entrance organizes the primary elevation. The entrance contains a non-historic metal door with glazing. Fixed display windows flank the entrance. The outer storefront frame is historic wood while the mullions are aluminum. The display windows have a continuous header brick sill and non-historic wood siding covers the storefront transom. A continuous



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soldier brick lintel and two brick rectangles top the transom. Dentilled brick accents the parapet and continues onto the west elevation. Two bays pierce the west elevation. The north bay contains a fixed display window. The window framing is historic wood; however the glazing may be replacement. Non-historic wood siding covers the transom. The window bay retains historic wood framing, a header brick sill, and soldier brick lintel. A decorative brick rectangle is located directly above. A historic 1/1 wood window defines the south bay. The lower sash has been infilled. The window has a concrete sill and soldier brick lintel. A secondary entrance and window bay pierce the rear elevation and a brick cellar entrance with a wood door abuts the elevation. A short brick chimney pierces the rear parapet.

1602 Frederick Avenue does not appear significantly altered since the 1981 survey. Alterations are limited to a replacement primary entrance door and non-historic pressed wood paneling at the transom. It is unknown if the historic transom remains behind the paneling. 1602 Frederick Avenue retains good historic character . This resource retains integrity.



**State Farm**

**Bob Schilling**





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1. Survey No. BN-AS-022-041		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1603	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Norris Drug Store		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Healthcare: Medical Business/Office	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1927	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: James M. Norris	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

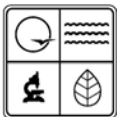
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was erected by James M. Norris in 1927 as an addition to his drug store on the east. Immediately before it became vacant it was the location of the H&R Block Income Tax Service." (Sandehn, Nanc "1603 Frederick Avenue." Historic Inventory Form. BN-AS-016-036. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Not Listed. 1930: Vacant (1603), Mabel Bridgford (1603 1/2) 1935: Vacant (1603), Robt Wright (1603 1/2) 1940: Vacant 1945: Not Listed 1949: 1603 not listed, Apartments (1603 1/2): Oliver Forbes(1), Raymond Smith(2), Frank Chrisman (3) 1955: Norris Drug Stores whse 1960:Jenkins Music Co. 1965:HR Block 1970:HR Block 1977:HR Block

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO:J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO:H. Fotheringham & Co.,1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co.,1882-1896.

NETROnline. "1603 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co.,1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1603 Frederick Avenue." Historic Inventory Form. BN-AS-016-036. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw,1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co.,1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1603 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot north of the building is paved with concrete, but with room for fewer than ten parking spaces is too small to be identified as a separate resource.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building has a coffered brick parapet. Windows at the second floor level have brick lugsills and flat arch voussoirs. There are large show windows on the first floor which are on either side of a recessed door and that have fired transoms. The door to the second floor residence is on the west side of the front façade." (Sandehn, Nancy. "1603 Frederick Avenue." Historic Inventory Form. BN-AS-016-036. Frederick Avenue Survey. July, 1981).

1603 Frederick Avenue is a two-story, two-part commercial block brick building with a flat roof. Two bays pierce the first story. The west bay contains a pedestrian entrance with a non-historic door and historic two-light transom with a vertical muntin. A seven-part wood storefront system with a recessed center entrance defines the large east bay. A non-historic metal door with glazing fills the entrance while non-historic fixed display windows compose the remaining storefront parts. Non-historic synthetic sheeting covers the storefront transom. Two bays organize the second story. Each contains two 1/1 wood windows with aluminum storm windows. They have header brick sills and soldier brick lintels. A subtle band of corbelled brick accents the cornice above.

Incompatible replacement doors and the covering of the large storefront transom alter the primary elevation. These alterations occurred post-1981, however they do not obscure the historic configuration of the elevation and the transom cover is additive rather than subtractive. 1603 Frederick Avenue retains good historic character. This resource retains integrity.

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1. Survey No. BN-AS-022-042		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1604	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Seaman and Schuske/Karrasch Electric/Korns Electric		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1899	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Seaman & Schuske	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

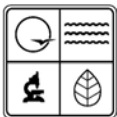
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 2/2 H; Fixed display NH
24. Vernacular or property type:	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2016-2018 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by the Seaman Schuske firm on the site of Charles H. Seaman's home. He was the son of Charles Seaman, a native of England who had begun a tin shop on the north side of the Avenue in 1870. While living at this location, and before going into business with Schuske, Seaman had built his tin and cornice shop on the rear of the lot. This was the location of this firm until they built across the street at 1611 Frederick in 1914. This has also been the location of the Karrasch Electrical Company and the Harry Korn's Electric Company both major electrical contractors of the city." (Sandehn, Nancy. "1604 Frederick Avenue." Historic Inventory Form. BN-AS-016-037. Frederick Avenue Survey. July, 1981).

Occupants: 1921: EC Delvan, contr. 1926: Red Star Yest & Products Co., Seaman & Schuske Metal Works Co. warehouse 1930:Karrasch Electric Co. 1935:Karrasch-Donly Inc. elec cont 1940: Karrasch Electric Co. 1945: Not Listed 1949: Harry C. Korn's Electric Co. 1955: Harry C. Korn's Electric Co. 1960: Harry C. Korn's Electric Co. 1965: Harry C. Korn's Electric Co. 1970: Harry C. Korn's Electric Co. 1977: Welsh Plumbing Co..

1604 Frederick Avenue retains fair historic character, however the resource does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1604 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1604 Frederick Avenue." Historic Inventory Form. BN-AS-016-073. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

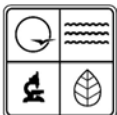
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1604 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot southwest of the building is paved with concrete, but with room for fewer than ten parking spaces is too small to be identified as a separate resource.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has a recessed door with show windows on either side. These windows are framed in cast metal. The door to the second floor is on the west of the façade. Above the doors and windows are fixed transoms of etched glass. The second-floor façade is cast metal and is apparently the work of the firm which built this building. Windows extend across the entire front with pilaster between each sash. The outside pairs of sashes have ornate entablature window headers and the center window has a cast metal medallion above it. Above the window entablatures there is Eastlake style "tooling." The east and west ends of the façade have ornate pisters[sic] which have pendants at the lower end and boxed brackets at the upper end. These brackets support a heavy cornice with decorative frieze and modillions. Below the pilasters ceramic tile has been applied to the first



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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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floor facade." (Sandehn, Nancy. "1604 Frederick Avenue." Historic Inventory Form. BN-AS-016-037. Frederick Avenue Survey. July, 1981).

1604 Frederick Avenue is a two-story two-part commercial block building with brick cladding and ornate Italianate ornament. A non-historic five-part aluminum storefront with a recessed entrance organizes the first story. A metal door with glazing and a sidelight fills the entrance and single pane fixed display windows extend half the entrance height. Non-historic brick infill surrounds the storefront. A cast metal cornice separates the first and second stories. Five window bays pierce the second story and contain historic 2/2 wood windows. Cast metal pilasters with capitals separate the bays. Decorative metal panels with an embossed rectangular motif are located below each bay while panels with floral motifs top the bays. Broken pediments with urns top the outer bays. A heavy cornice with dentils and modillions spans the elevation. Segmental arch window openings pierce the west elevation and a large, historic brick addition with a flat roof extends from the rear. Short brick chimneys regularly pierce the stepped west parapet.

1604 Frederick Avenue has been significantly altered at the first story of the primary elevation. The historic cast metal storefront has been removed and replaced with an incompatible aluminum storefront and significant brick infill. These alterations were made between 2016 and 2018. While the second story remains intact, the first story alterations significantly the historic character of the resource.

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ING



**kw** ST. JOSEPH  
KELLER WILLIAMS  
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**State Farm**  
Bob Schilling





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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-043		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1605	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Hagemann Saloon/Willman Medical Company/Norris Drugs		9. Present/other name (if known): Chet's Hairstyling Salon	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1890	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Frederick Hagemann	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

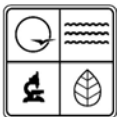
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1930; Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Not Visible	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by Frederick Hagermann, a saloon keeper who was the first occupant. A later occupant was Reinhold Willman, a physician who also sold patent medicines. In 1913, it became the Norris Drug Store. James N. Norris opened his first St. Joseph drug Store on Good Friday, April 13, 1906 at 1608 Frederick, eventually became a local chain of stores, the last of which, located at 2601 Frederick was sold by the Norris sons, Lee and J. Doyle in 1968. J. Doyle Norris served on the State Board of Pharmacy for 16 years. For many years, the Norris family lived in the upstairs apartment." (Sandehn, Nancy. "1605 Frederick Avenue." Historic Inventory Form. BN-AS-016-038. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Norris Pharmacy 1926: Norris Pharmacy 1930: Norris Pharmacy (1605), J. Norris (1605 1/2) 1935: Norris Pharmacy (1605), J. Norris (1605 1/2) 1940: Norris Drug Stores No. 1, Emma S. Norris (1605 1/2) 1945: Not Listed 1949: Norris Drug Stores No. 1, Emma S. Norris (1605 1/2) 1955: Norris Drug Stores No. 1 1960: Norris Drug Stores No. 1 1965: Norris Drug Stores No. 1 1970: Norris Drug Stores (offices) 1977: Vacant

This resource may be potentially eligible for local designation. Further study of the resource within the context of St. Joseph as a whole is necessary to determine if such designation would be feasible.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1605 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1605 Frederick Avenue." Historic Inventory Form. BN-AS-016-038. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1605 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot north of the building is paved with concrete, but with room for fewer than ten parking spaces is too small to be identified as a separate resource.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The second floor façade is highlighted by a pair of cast metal bow windows which are surmounted by a cast metal pediment. The bow windows have chamfered [sic] corners with ornate brackets. Between two windows the brick has perpendicular recessed courses of brick. The first floor has a recessed door with large windows on either side. Façade has glass tile facing and glass brick below the windows. Door to upstairs has Art Deco pharmacy log etched in transom." (Sandehn, Nancy. "1605 Frederick Avenue." Historic Inventory Form. BN-AS-016-038. Frederick Avenue Survey. July, 1981).

1605 Frederick Avenue is a two-story two-part commercial block with brick cladding. A c. 1930 five-part aluminum storefront with a recessed center entrance dominates the first story. Single-pane fixed display windows flank the entrance, which contains a historic



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wood door with glazing. Black glass tile clads the elevation below the storefront. A non-historic aluminum and fabric awning shelters the storefront. A secondary entrance pierces the elevation west of the storefront and accesses the second story. A historic fifteen-light wood door fills the entrance. A historic wood transom tops the entrance. A large transom spans the elevation, topping the storefront and secondary entrance. Non-historic wood sheeting covers the transom. The second story retains its Victorian style. Two large oriel windows extend from the elevation. They contain a mixture of 1/1 historic wood and non-historic aluminum sashes. Ornate brackets and cast metal panels ornament the oriel windows. A cast metal pediment extends above .

The storefront alterations date to c.1930 and are thus a historic alteration and do not diminish the resource's integrity. The second story retains its historic ornament and several historic window sashes. The replacement sashes fill historic openings and are complementary in style. The transom cover occurred post-1981, however does not significantly alter the c. 1930 storefront. 1605 Frederick Avenue retains good historic character and integrity.





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1. Survey No. BN-AS-022-044		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1606	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Columbia Bakery/Cunliffe and Hines-Grocers		9. Present/other name (if known): Hodson Cleaners	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: c. 1892	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Frank Erath	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

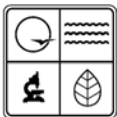
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 2/1; 1/4
24. Vernacular or property type:	31. Chimney placement: Rear	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1969 <input checked="" type="checkbox"/> Altered Date(s): Pre-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Frank Erath as the location of his Columbia Bakery. Erath had been in business across the street for a number of years, in the old Muchenberger building. Following its use as a bakery, it became a grocery store and has been the site of a cleaning shop since the early 1930s." (Sandehn, Nancy. "1606 Frederick Avenue." Historic Inventory Form. BN-AS-016-039. Frederick Avenue Survey. July, 1981).

Occupants: 1921: LL Green gro 1926: WE Hodson Cleaners (1606), WE Hodson (1606 1/2) 1930: Hodson Cleaners 1935: Hodson Cleaners 1940: Hodson Dry Cleaners (1606), Wm. Hodson (1606 1/2) 1945: Not Listed 1949: Hodson Dry Cleaners, Austin G. Harter (1606 1/2) 1955: Hodson Cleaners 1960: Hodson Cleaners 1965: Hodson Cleaners 1970: Hodson Cleaners 1977: Hodson Dry Cleaners. Hodson Cleaners continues to occupy this building.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1606 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sanborn Map Company. Insurance Maps of Saint Joseph, Missouri Volume One. 1911 Sheet: 51.

Sanborn Map Company. Insurance Maps of Saint Joseph, Missouri Volume One. 1949 Sheet: 51.

Sandehn, Nancy. "1606 Frederick Avenue." Historic Inventory Form. BN-AS-016-039. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

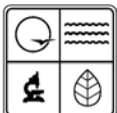
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1606 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. An asphalt paved area on the east serves as an informal parking and work area. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has recessed door, with show windows on either side. This façade is cast metal with slender columns at the corners of the windows and ornate pilasters at the east and west side of the front. There is an ornate stringcourse of metal. The second floor façade is stone. The windows are deeply recessed and there are stone pilasters at the each end of the building and between the windows. Each pilaster ends in a boxed bracket. The cornice is extremely ornate consoles between the large boxed brackets which top the pilasters. The pediment is brick with an ornate center nameplate of stone." (Sandehn, Nancy. "1606 Frederick Avenue." Historic Inventory Form. BN-AS-016-039. Frederick Avenue Survey. July, 1981).

1606 Frederick Avenue is a two-story two-part commercial block. The brick-clad building has a flat roof and the primary elevation features Italianate ornament. A brick chimney rises from the rear edge of the roof. A historic cast metal storefront organizes the



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primary elevation first story. Display windows flank a central recessed entrance. The upper sashes are non-historic fixed windows while the lower are four-light historic wood. A non-historic wood door aluminum door with glazing and a sidelight fills the entrance. A transom spans the storefront and has been mostly covered. The entry portion remains uncovered. Pilasters with Corinthian capitals divide the storefront. A secondary entrance abuts the storefront system to the west and contains a historic wood door with painted glazing. Ashlar stone clads the second story which features three bays. Historic 2/1 wood windows fill the bays. A heavy cornice featuring dentils, modillions, and large brackets with floral motifs accents the elevation. A squared pediment rises from the center. A historic one-story concrete masonry unit addition with a flat roof extends from the year. The utilitarian addition retains historic ten-light metal windows with hopper sashes.

Alterations to 1606 Frederick Avenue include upper sash replacements in the storefront, a replacement primary entrance door, and painting of the storefront transom. The date of alteration is unknown, however pre-dates the 1981 survey. These alterations do not substantially alter the primary elevation. Permits indicate the addition was constructed in 1969, and is thus is a historic alteration and does not substantially modify the form or massing. 1606 Frederick Avenue retains good historic character. This resource retains integrity.



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1. Survey No. BN-AS-022-045		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1607	Street (name) Frederick
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Shirley's Beauty Shop/Chet's Barber Shop		9. Present/other name (if known): Unknown	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1890	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Thomas Banniford	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

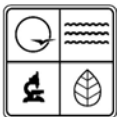
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: East and west parapets	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-1981; 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Thomas Banniford (Bamford) who was a tobacconist and confectioner. By 1895 the tenancy had changed and changes were frequent in the early years. There have been such divergent uses, as a creamery and a machinist." (Sandehn, Nancy. "1607-1609 Frederick Avenue." Historic Inventory Form. BN-AS-016-040. Frederick Avenue Survey. July, 1981).

Occupants: 1921: JJ Frank (1607), Eliz. Howard(1607 1/2), Peter Nicolo, tailor (1609), Earl Rankin (1609 1/2) 1926: Henry Putcamp, lunch (1607), AR Hanny (1607 1/2), Vacant (1609), Lela Knight (1609 1/2) 1930: Lebanah Winchester, rest (1607), Lucy Freeman (1607 1/2), John Bishop, barb (1609), Lebanah Winchester (1609 1/2) 1935: Vacant (1607), Ellsworth McGee (1607 1/2), Oscar Francis, barb (1609), Vacant (1609 1/2) 1940: Myrtle Mueller, rest (1607), Wm. Holt (1607 1/2), Wm. Holt (1609), Cliff Norris (1609 1/2) 1945: Not Listed 1949: Shirley's beauty shoppe (1607), Jesse L. Lizar, barber (1609), John N. Felden (1609 1/2) 1955: Alfred Melton, barb (1609) 1960: Shirley's Beauty Shop (1607); Alf Melton barb (1609) 1965: Chester Jones, barber 1977: Chet's Berber Shop (1607), Auto Damage Appraisers (1609)

1607 Frederick Avenue retains fair historic character, however does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1607-1609 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1607-1609 Frederick Avenue." Historic Inventory Form. BN-AS-016-040. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

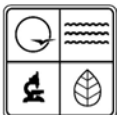
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1607 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot north of the building is paved with concrete, but with room for fewer than ten parking spaces is too small to be identified as a separate resource.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade of the building has been altered, with most features covered up. Second floor façade has a lower entablature of coffered brick. The façade is divided by a center pilaster. The cornice is of cast metal and has boxed brackets at either end. There is coffered brick detailing below the cornice." (Sandehn, Nancy. "1607-1609 Frederick Avenue." Historic Inventory Form. BN-AS-016-040. Frederick Avenue Survey. July, 1981).



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1607 Frederick Avenue is a two-story two-part commercial block with brick cladding and a flat roof. Two storefronts flank a central entrance at the first story. The central entrance contains a non-historic door. A shallow historic cast metal stoop extends from the entrance and cast metal pilasters extend from the stoop to the transom. Corrugated aluminum covers the transom. Each storefront includes a non-historic pedestrian entrance door flanked with single pane fixed aluminum display windows. A non-historic shed roof with asphalt shingle shelters the west storefront. Non-historic stucco clads the first story above the storefronts and at the east and west edges. A row of corbeled brick separates the first and second stories. A brick pilaster divides the second story. Each half contains a single bay with two non-historic 1/1 vinyl windows and wood infill. Corbelled brick and a metal cornice with floral embellishments accent the cornice. Short brick chimneys regularly pierce the east and west parapets.

The primary elevation has been altered through a replacement storefront, two replacement entry doors, undersized replacement second-story windows, and an asphalt shingle canopy above the westernmost entrance. The stucco and storefront dates are unknown, however pre-date the 1981 survey. The storefronts appear to be mid-century alterations likely associated with tenant improvements. The remaining alterations post-date the survey. The date of window replacement is unknown, however the canopy was added between 2008 and 2013. These alterations alter the primary elevation and historic character-defining features.



KEN SMITH



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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Page 122

1. Survey No. BN-AS-022-046		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1611	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Seaman and Schuske Metal works		9. Present/other name (if known): Ken Smith Autobody	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1914	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Seaman & Schuske	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

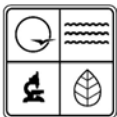
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commerical Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Wood	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 7	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is on the site of the Dandurant home. John Dandurant was listed at this location in the 1868 Directory, as was his son Dr. Louis Dandurant in the 1898 Directory. In 1914, this building was erected and occupied by the Seaman Schuske Metal Works. This firm was founded in 1870 by Charles Seaman, in this same block." (Sandehn, Nancy. "1611 Frederick Avenue." Historic Inventory Form. BN-AS-016-041. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Seaman & Schuske Metal Works Co. 1926: Seaman & Schuske Metal Works Co. 1930: Seaman & Schuske Metal Works Co. 1935: Seaman & Schuske Metal Works Co. 1940: Vacant 1945: Not Listed 1949: Moore's Welding Supplies 1955: Moore's Welding Supplies 1960: Ken Smith Auto Body 1977: Ken Smith Auto Body Repair

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1611 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1611 Frederick Avenue." Historic Inventory Form. BN-AS-016-041. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1611 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. An asphalt parking lot occupies the north portion of the lot.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

"The south façade of this building is cast metal and glass. The cast metal cornice has square bracketing and dentil trim. Windows are surmounted by etched glass transoms. There is a large garage door entrance at the east side of the front façade." Sandehn, Nancy. From the 1981 survey: "1611 Frederick Avenue." Historic Inventory Form. BN-AS-016-041. Frederick Avenue Survey. July, 1981).

1611 Frederick Avenue is a one story one-part commercial block building with a flat roof. It has been heavily altered with non-historic vertical wood and stucco panel cladding. Seven bays pierce the primary elevation. Undersized rectangular windows define the east-three bays, a pedestrian entrance the fourth; narrow fixed windows the fifth and seventh; and a vehicular entrance with a non-historic overhead door defines the sixth bay. A non-historic metal door with glazing fills the pedestrian entrance. All windows are non-historic aluminum. A historic metal cornice with dentils and modillions ornaments the elevation.

1611 Frederick Avenue has been significantly altered since the 1981 survey through incompatible cladding and fenestration. Little historic material is visible. Consequently, 1611 Frederick Avenue retains poor historic character. This resource does not retain integrity.

# KEN SMITH AUTOBODY



3611

Employee Entrance



DO NOT  
BLOCK  
DRIVE WAY



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1. Survey No. BN-AS-022-047		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1612	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Kwiki Car Wash		9. Present/other name (if known): Star Car Wash	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Transportation: Road-Related

### HISTORICAL INFORMATION

12. Construction date: 1963	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Kwiki Car Wash	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

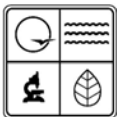
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Metal	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: Utilitarian	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system: Steel	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Corrugated Metal	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This was one of the earlier self-service car washes built in the city" (Sandehn, Nancy. "1614-1622 Frederick Avenue." Historic Inventory Form. BN-AS-016-043. Frederick Avenue Survey. July, 1981).

This resource was recorded as 1614-1622 Frederick Avenue in the 1981 survey. The Kwiki Car Wash occupied this resource from construction through 1983, after which it became the Meyer Car Wash. Star Car Wash has occupied the property since 1990.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1612 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1614-1616 Frederick Avenue." Historic Inventory Form. BN-AS-016-043. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1612 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A large asphalt paved parking area occupies most of the site. The parking area was constructed following the demolition of neighboring resources to the east in 1985 and was initially associated with restaurants on the north side of Frederick Avenue. It is less than fifty years of age and non-contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "As an adjunct of the Automobility of America this structure was designed for speedy construction and efficiency with no thought given to aesthetic perception." (Sandehn, Nancy. "1614-1622 Frederick Avenue." Historic Inventory Form. BN-AS-016-043. Frederick Avenue Survey. July, 1981).

1612 Frederick Avenue is a four-bay steel and corrugated metal car wash facility. The second bay has been enclosed with concrete block to create an office and service room. A single pedestrian entrance with a non-historic metal slab door pierces the enclosed bay. A non-historic fabric and aluminum awning shelters the entrance. The three remaining bays are open at each end and contain non-historic mechanical equipment.

The enclosure of the second bay with concrete block occurred between 1981 and 2008, however it does not obscure the historic form or function of the resource. 1612 Frederick Avenue otherwise does not appear significantly altered and it retains good historic character. This resource retains integrity.







MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-048		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1613-1615	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Christian Sachau Saloon, American Mirror Plate Glass, American-Gertsch Glass, Inc.		9. Present/other name (if known): Ken Smith Autobody (office)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1889	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1889	16. Builder/contractor: Unknown	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture/Commerce	17. Original or significant owner: Christian Sachau	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

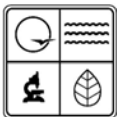
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1; 2-light
24. Vernacular or property type:	31. Chimney placement: East parpet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1955-1972 <input checked="" type="checkbox"/> Altered Date(s): 1989-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by Christian Sachau, who operated a saloon in the east section of the building and lived upstairs. Sachau also was the proprietor of a bakery in a building to the east of this one. In the early years of the century, Fannie Cliff who was also a German teacher operated a feed store in the west section of the building. The Gertsch firm has occupied the building since before the First World War." (Sandehn, Nancy. "1613-1615 Frederick Avenue." Historic Inventory Form. BN-AS-016-042. Frederick Avenue Survey. July, 1981).

Occupants: 1921: American Mirror Plate Glass Co. (1613), Fred Grunthal (1615) 1926: American Mirror Plate Glass Co. (1613), LF Mitchell (1613 1/2), Auto Electric Service Co. (1615), Chester Wilson/MW Smith/Helen Weber (1615 1/2) 1930: American Mirror Plate Glass Co. (1613), Vacant (1605), JL Bainer, Lula Vestal, LF Mitchell, Helen Weber (1615 1/2) 1935: American Mirror Plate Glass Co. (1613), John Wood (1615 1/2) 1940: American Mirror Plate Glass Co. (1613), Frank Davission (1613 1/2), Vacant (1615), Wm. Morgan (1615 1/2) 1945: Not Listed 1949: American Mirror Plate Glass Co. (1613-15), Frances Chestnut, Blisse Hickman, & Nettie Elder (1613 1/2), Dora Meadows (1615 1/2) 1955: American Mirror Plate Glass Co. 1960: American Mirror Plate Glass Co. 1977: American Gertsch Gas Co. The Christian Sachau Saloon was listed on the National Register of Historic Places in 1985. See Wright, Bonnie and Nancy Sandehn. "Christian Sachau Saloon." National Register of Historic Places Registration Form. 1985 for a additional context.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1613-1615 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sanborn Map Company. *Insurcae Maps of Saint Joseph, Missouri, Volume One 1911-1955: Sheet 51.*

Sandehn, Nancy. "1613-1615 Frederick Avenue." Historic Inventory Form. BN-AS-016-042. Frederick Avenue Survey. July, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

Wright, Bonnie and Nancy Sandehn. "Cristian Sachau Saloon." National Register of Historic Places Registration Form. 1985.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Christian Sachau Saloon fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. An asphalt parking lot occupies the north portion of the lot.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The south façade has a center door to the upstairs which is recessed, double leaf and has an arched transom. The first floor has cast metal pilasters at either end and on either side of the doorway. On either side of the central doorway are recessed doors to the businesses. An ornate cast metal entablature has brackets above the pilasters and a pediment above the center door. The second floor has brick pilasters which tie the entablature and cornice together. Windows have ornate stone



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entablature window headers. The bracketed cast metal cornice has a decorated frieze." (Sandehn, Nancy. "1613-1615 Frederick Avenue." Historic Inventory Form. BN-AS-016-042. Frederick Avenue Survey. July, 1981).

The Christian Sachau Saloon is a two-story two-part commercial block with brick cladding, flat roof, and Italianate ornament. Three short brick chimneys pierce the stepped west parapet. Three bays organize the primary elevation first story. Cast metal pilasters with floral motifs define the bays. The outer bays have been altered. The west bay contains a non-historic aluminum pedestrian entrance with sidelights and a fixed transom. Two-light non-historic aluminum display windows flank the entrance. The east bay contains a vehicular entrance with a non-historic overhead door. The historic primary entrance defines the center bay. Paired historic wood doors with glazing and historic fixed transom fill the arched entrance. A dentilled pediment and with floral accents tops the entrance. Three bays organize the second story. Brick pilasters define the bays. Three-ganged 1/1 non-historic vinyl windows fill the outer bays. Elaborate cast metal entablatures with boxed brackets top the bays. A pair of small non-historic 1/1 vinyl windows with an entablature fills the center bay. The center entablature mimics the outer two. An ornate frieze and cornice with brackets and incised floral motif medallions span the primary elevation. A two-story concrete block addition with a flat roof extends from the rear. The date of construction is unknown; however, Sanborn Fire Insurance Company maps and historic aerial images indicate the addition was built c. 1955-1972. See Wright, Bonnie and Nancy Sandehn. "Cristian Sachau Saloon." National Register of Historic Places Registration Form." 1985 for further description.

The first story of the Christian Sachau Saloon at 1613-1615 Frederick Avenue has since been altered through the replacement of the historic storefront and brick infill at the first story. This alteration occurred post-1985 and significantly alters the appearance of the first story. While the second-story windows are replacements, they fill historic openings and preserve the historic fenestration pattern. The character-defining Italianate ornament remains mostly intact and the rear addition is minimally visible from the right-of-way. 1613-1615 Frederick Avenue retains both good historic character and integrity.





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1. Survey No. BN-AS-022-049		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1617-1621	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Muchenberger Garage		9. Present/other name (if known): Roderick Sign Co./Roderick Neon Co.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1908	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: John Muchenberger	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

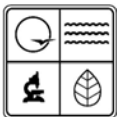
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: Northeast corner	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stone Veneer	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 4
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is on a tract of land known as the Mucheioerger tract which reflects the early and long ownership of this property by a single family. In 1875, Leo Muchenberger is listed as a baker on the, north side of Frederick between 15th and 16th Streets. Muchenberger was a native of Germany, born in the 1830's who came to the United States after the Civil War. His eldest son Leo J. became the President of the Muchenberger Wallpaper and Paint Company in St. Joseph and in 1929, donated his warehouse at 5th and Sycamore to the City of St. Joseph as a recreation center. This center is still in very active use and is still operated by the Parks and Recreation Department. John Muchenberger who built this garage and later operated it was the second son of Leo, (the baker). The Muchenbergers family also operated the Columbia House Hotel on this location in the 1880's and 1890's. The small shop on the west was the location of a barber shop operated by Joseph Frank, both before and after the construction of the garage." (Sandehn, Nancy. "1617-1621 Frederick Avenue." Historic Inventory Form. BN-AS-016-044. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Auto Electric Service Co. (1617), Vacant (1619), HJ Leslie Auto repair (1621) 1926: Thos. Fleming, lunch (1617), Silverman Garage (1619-21) 1930: Wm. Hetherington, rest (1617), Orth Radiator Expert (1619), Tom Newton, battery service (1621) 1935: Orth Radiator Expert (1617), Vorrhees Battery Co. (1619) 1940: Orth Radiator (1617), Abercrombie Service Co. (1619), Bud Wilson used car exchange and Warren Carder mech (1621) 1945: Not Listed 1949: Roderick Neon & Sign Co. 1955: Quinn Brace Co, Roderick Neon and Sign Co. 1960: Quinn Brace Co, Roderick Neon and Sign Co. 1977: Quinn Brace Co. (1617), Roderick Advertising Co. (1621): Roderick Neon & Sign Co. continues to occupy the building.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1617-1621 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1617-1621 Frederick Avenue." Historic Inventory Form. BN-AS-016-044. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

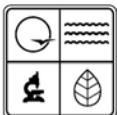
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1617-1621 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. Three gabled, corrugated metal-clad outbuildings occupy the rear of the lot. The south outbuilding abuts the rear elevation of the resource and was constructed in 1969, however the north-two outbuildings are non-historic. A permit was issued to the company for the construction of a pole barn in 2005. The west portion of the lot is paved as a parking area.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is actually two buildings which have been tied together. The small shop on the west where Quinn Brace is may well have been here before the garage was built in 1908. There is a cast metal pediment and cornice which are actually a Boomtown feature. Other façade details have been obscured by imitation stone sheathing." (Sandehn, Nancy. "1617-1621 Frederick Avenue." Historic Inventory Form. BN-AS-016-044. Frederick Avenue Survey. July, 1981).



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1617-1621 Frederick Avenue is a one-story one-part commercial block building with stone veneer cladding and a flat roof. Five bays pierce the elevation. Wood-framed storefront systems define the east-three bays. Each storefront contains a single pedestrian entrance with fixed display windows. Non-historic sidelights flank the center entrance. A vehicular entrance with a non-historic overhead door defines the fourth bay while a single-pane fixed display window defines the fifth. A non-historic aluminum framed awning spans the elevation and wraps around the east corner. The large awning obscures the top third of the elevation. A historic cast metal cornice is visible above the awning. A square brick chimney rises from the northeast corner.

Alterations to 1617-1621 Frederick Avenue since the 1981 survey include sidelights at the center entrance, which was enlarged to accommodate the feature, and a large aluminum-framed awning. The awning obscures the upper third of the primary elevation and replaces a mid-century metal canopy. Additional vertical muntins have been applied to the westernmost window bay, dividing the large fixed display window. The stone veneer cladding was applied at an unknown date prior to the 1981 survey. 1617-1621 Frederick Avenue retains poor historic character. This resource does not retain integrity.



SIGNS

SIGNS

Roderick  
GRAPHICS

SCREEN PRINTING  
*in St. Joseph*

Roderick  
SIGN CO.

Roderick  
SIGN COMPANY





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1. Survey No. BN-AS-022-050		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1624	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Peter Nicoloff Tailor (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1985	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

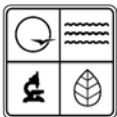
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1985 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is designated on the 1883 Sanborn map of Frederick Avenue. No tenant has been located before 1886. Lydia Mercer was there in 1886 and operated a notion store. This is of interest because there were a number of dressmakers and milliners in this section of the Avenue at that time. Later tenants have been of a wide variety." (Sandehn, Nancy. "1624 Frederick Avenue." Historic Inventory Form. BN-AS-016-045. Frederick Avenue Survey. July, 1981.)  
The building referenced in the 1981 survey was demolished in 1985 and the parcel combined with neighboring 1626 Frederick Avenue. The 1985 city directory lists the combined resource as parking for the Frederick Inn restaurant located at 1627 Frederick. The Ozenberger Outlet Store occupied the previously surveyed building during the early 1980s and is the last known tenant.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1624 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1624 Frederick Avenue." Historic Inventory Form. BN-AS-016-045. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1624 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1624 Frederick Avenue is a non-historic, asphalt surface parking lot with a rectangular plan. 1624 Frederick Avenue retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

**ROYAL  
TRANSMISSION**

**ROYAL TRANSMISSION**

1400 200 PETER  
ROYAL'S  
AUTO &  
TRUCKS



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1. Survey No. BN-AS-022-051		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1626	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Charles Seaman Store and Residence (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1985	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

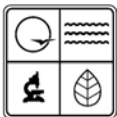
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): 1985 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1870, Charles Seaman, a native of Birmingham, England started a stove and tinwear shop on the north side of the street in this block. This small stove and tin shop has grown into one of the industrial giants of St. Joseph, Seaman and Schuske Metal Works Company and the Seaman family are still majority stockholders. By 1883, Secaman's oldest son Charles H. had joined the business and Seaman moved across the Avenue. The tin shop was in the rear of this lot and Seaman was operating a General Store. The Seaman family occupied this building and several others in this block in the 1890s. In approximately 1890, Charles H. moved the business to the rear of his home at 1604 Frederick. Charles maintained his store until bis death. Later tenants of this building were J.R. and Hattie Ward, who are later found on the north side of the street one block east." (Sandehn, Nancy. "1626 Frederick Avenue." Historic Inventory Form. BN-AS-016-046. Frederick Avenue Survey. July, 1981).

This building was demolished 1985 and the parcel combined with neighboring 1624 Frederick Avenue. The 1985 city directory lists the combined resource as parking for the Frederick Inn restaurant located at 1627 Frederick. The Ozenberger Outlet Store occupied the resource during the early 1980s and is the last known tenant. 1626 Frederick Avenue retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

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Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1626 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

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Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1626 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1624 Frederick Avenue is a non-historic, asphalt surface parking lot with a rectangular plan.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-052		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1627-1629	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Miami Club/Carriage House		9. Present/other name (if known): Frederick Inn Steak House	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1895	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: D. McDonald	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

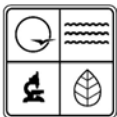
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 H; 6-light fixed NH
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: West and rear elevations	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1992 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapazoid	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building permit for this building lists "D. McDonald" as the grantee. This was probab]y [sic] Dr. Daniel McDonald, son of Dr. Silas and Sarah Donnell McDonald. Daniel married Anne Stibbs Landis, daughter of Israel Landis. Although a graduate of medical school, Daniel never practiced, but was a banker, lumberman and a partner in the wholesale dry goods firm of Kemper Hundley and McDonald. Daniel's son was a dentist and his grandson and great-grandson are doctors in the city of St. Joseph. One of the earliest tenants was Thomas Farthing who had commenced his dry goods business in the building to the east of this and after the completion of this building, moved his business and residence here. Two of Thomas Farthing's daughters, Isabelle and Ethel, were prominent in their own right. Isabelle as a business woman and Ethel as an elementary educator." (Sandehn, Nancy. "1627-1629 Frederick Avenue." Historic Inventory Form. BN-AS-016-047. Frederick Avenue Survey. July, 1981.

Early twentieth century occupants included dry goods, grocery, and general stores. The Fleischamn Yeast Company briefly occupied the building during the early 1930s after which it is vacant until the Miami Club occupation beginning c. 1940. The building has operated as a restaurant and bar under various ownership since this occupation. Orval's bar and restaurant was the tenant from c. 1955 through c. 1970, after which Jensen's Famous Foods is listed. By 1977, the Carriage House restaurant occupied the building.

This parcel was combined with the neighboring parcel, 1631-1635 Frederick, following demolition of that resource in 1999. The following history is associated with that demolished building.

From the 1981 survey: "The early city directories list this corner as the location of the Avenue House, a boarding hotel. This business block was built prior to 1888 possibly by Issac Brady who was the owner of the Avenue House. One of the earlier tenants was Thomas Farthing who operated a dry goods store in the west section and lived upstairs. Other tenants have been grocers, a hardware store, a marble and tile company and a plumbing and heating firm. It has been a night club since the mid-1950's." (Sandehn, Nancy. "1631-1635 Frederick Avenue." Historic Inventory Form. BN-AS-016-050. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Vacant (first floor) 1926: Boston Floor Surfacing & Delivery Co./Oil Burner Supply Co (1631), Jas Smalley (1631 1/2), JH Japhet hdw (1633), PJ Baltas/Edw. Nold (1633 1/2) 1930: Vacant (1631-1631 1/2), JH Japhet, hdw (1633), Vacant (1633 1/2 and 1635 1/2) 1935: Herbert Campbell gro (1631), Jas Amsden (1631 1/2), Vacant (1633) Nellie Metzler (1633 1/2), Budweiser Delicatessen (1635), Robt Schildtknecht & Anna White (1635 1/2) 1940: Herbert Campbell gro (1631), Vacant (1631 1/2), Vacant (1633 & 1633 1/2), Vacant (1635), John Jasper (1635 1/2) 1945: Russell & Dale Market Gro, Coin Amusement Co, Vacant 1949: Russell's Mkt (1631), No return (1631 1/2), Vernon Campbell (1633 1/2), Welsh Plumbing & Heating Co. (1635) 1955: Players Night Club 1977: Vacant (1631), Players Cocktail Lounge (1635). The building remained a nightclub until 1990, at which time American Car Rental purchased the building. Historic aerials and permits indicate this building was demolished 1999. This resource is less than fifty years old and replaces a large, historic two-story two-part commercial block.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETRONline. "167-1629 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1627-1629 Frederick Avenue." Historic Inventory Form. BN-AS-016-047. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.



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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 138

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.  
1627-1629 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A large paved parking lot wraps around the east, west and rear elevations. Historic aerials and maps indicate the west portion of the lot was formerly an informal alley connected to Henry Street to the north. The rear parking was formerly a car, equipment, or junk yard until c. 1997. The east portion was constructed following demolition of the neighboring historic building (1631-35 Frederick) in 1999. The parking lot is contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.  
From the 1981 survey: "The first floor has been sheathed with modern materials, obscuring the architectural detail. The second floor is highlighted by two bow windows of cast metal. On either side and between these bow windows are triple windows with continuous sills and deep entablature window headers. On either side of these windows are paired pilasters, which after joining at the cornice line are capped by segmental pediments at the roof line. On either end of the façade there are ornate pilasters of cast metal, these are attached to a cast metal cornice with brick parapet." (Sandehn, Nancy. "1627-1629 Frederick Avenue." Historic Inventory Form. BN-AS-016-047. Frederick Avenue Survey. July, 1981.

1627-1629 Frederick Avenue is a two-story two-part commercial block with brick cladding and a flat roof. Three bays pierce the first story. The primary entrance defines the center bay and contains a historic wood door with glazing, one sidelight, and a fixed transom. The sidelight and transom are historic. Non-historic six-light aluminum display windows define the outer bays. Simple brick pilasters flank each bay and accent the east and west ends of the elevation. Ornate cast metal pilasters cap the elevation ends and extend to the cornice. Non-historic aluminum framed awnings shelter each bay. Five bays organize the second story. Oriel windows define the second and fourth bays and contain three historic 1/1 wood windows. Historic 1/1 wood windows with transoms define the remaining three bays. Brick pilasters with cast stone capitals are located between the bays. Paired pilasters flank the bow windows. A cast metal cornice and brick parapet are located above. Four cast metal segmental arches top the parapet directly above the paired pilasters. Three asymmetrical, infilled segmental arch window bays pierce the west elevation. Three brick chimneys pierce the west parapet. Non-historic stucco panels clad the east elevation, obscuring the historic fenestration. A one-story wood-frame attached garage with a shed roof extends from the rear elevation. A brick chimney is centered on the elevation above.

Alterations to the primary elevation are limited to the first story. Non-historic windows fill the outer two bays. Previous photographs indicate windows were formerly located at the elevation ends and recessed entrances were located below the oriels. The previous non-historic storefront was removed in 1992 in association with a permit to remodel the front of the building. The current storefront is complimentary to the historic second story. The stucco panel cladding was added to the east elevation post-1997 following demolition of the neighboring building. 1627-1629 Frederick Avenue retains good historic character. This resource retains integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-053		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1628	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): G.H. Prinz Tire shop		9. Present/other name (if known): Il Lazzarone	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: August "Gus" Prinz	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

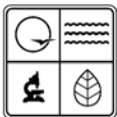
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 3-light fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed in 1920 by August "Gus" Prinz. Prinz was the son of Peter Prinz an early day barber and first foreman of the Volunteer Fire Department. Gus's brother, Edward operated the Prinz School of Dance for Young Ladies and Gentlemen for fifty years. Edward Prinz's son was Leroy, the Broadway and Hollywood impresario[sic]. Gus moved his tire store next door to the east in the early 1930's." (Sandehn, Nancy. "1628 Frederick Avenue." Historic Inventory Form. BN-AS-016-048. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Gus Prinz Tire Shop 1926: Gus Prinz Tire Shop 1930: Gus Prinz Tire Shop 1935: Reliable Radiator Repair Shop 1940: Reliable Radiator Shop 1945: Reliable Radiator 1949: Reliable Radiator Shop 1955: Reliable Radiator Shop 1960: Reliable Radiator Shop 1977: Reliable Radiator. During the 1980s Acme Radiator was the occupant.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1628 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1628 Frederick Avenue." Historic Inventory Form. BN-AS-016-048. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1628 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A non-historic wood fence encloses a rear patio. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The façade brick has been painted white. The building has a center door with large windows on either side, both have fixed transoms above. There is a brick stringcourse above a soldier course of brick which forms a sort of window header. A brick cornice has dentil trim. At least a portion of the rear of this building is masonry block." (Sandehn, Nancy. "1628 Frederick Avenue." Historic Inventory Form. BN-AS-016-048. Frederick Avenue Survey. July, 1981).

1628 Frederick Avenue is a one-story commercial block with a flat roof and non-historic stucco cladding. Three bays organize the primary elevation. The primary entrance defines the center bay and contains a non-historic aluminum door with glazing and a fixed transom. Three-light fixed display windows with horizontal muntins define the outer two bays. A continuous header spans the bays. A simple stepped cornice spans the elevation. A non-historic metal sign projects from the elevation above the entrance. Non-historic stucco panels clad the west elevation. A small, square glass block window pierces the elevation near the rear.

Non-historic stucco cladding applied after the 1981 survey compromises the historic character of 1628 Frederick Avenue. The building was formerly brick clad. Stucco at the primary elevation obscures the historic soldier brick window header and dentilled brick cornice. 1628 Frederick Avenue consequently retains poor historic character. This resource does not retain integrity.



1628

NEAPOLITAN

PIZZERIA

VERA  
PIZZA

ONDCOT



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-054		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1630	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Voorhies Garage/Prinze Tire Shop/Shaeffer News Service		9. Present/other name (if known): Royal Transmission	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: A.C. Voorhies	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

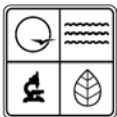
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 4-light
24. Vernacular or property type: One-Part Commerical Block	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-'81; Post-'81 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapazoid	33. Exterior wall cladding: EFIS	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was erected by A.C. Voorhies as an auto repair garage. During the 1930's and into the 1940's, this was the location of Gus Prinz's Tire shop. Since that time it has been a wholesale news service." (Sandehn, Nancy. "1630 Frederick Avenue." Historic Inventory Form. BN-AS-016-049. Frederick Avenue Survey. July, 1981).

Occupants: 1921: AC Voorhies auto repair 1926: Indep. Ignition Co. 1930: Arth. Jagger, auto tops 1935: Gus Prinz Tire Shop 1940: Gus Prinz Tire Shop 1945: Shaffer News Agency 1949: Shaffer News Co. 1955: Shaffer News Co. 1960: Shaffer News Co. 1977: Palmer News Inc. The news service left the building shortly after the previous survey and it was acquired by Cottman Transmission (later Royal Transmission) shortly after.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1630 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1630 Frederick Avenue." Historic Inventory Form. BN-AS-016-049. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1630 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Façade details have been covered with pre-finished panels. Garage door has been filled in with windows and a single leaf door." (Sandehn, Nancy. "1630 Frederick Avenue." Historic Inventory Form. BN-AS-016-049. Frederick Avenue Survey. July, 1981).

1630 Frederick Avenue is a one-story commercial building with a flat roof and non-historic stucco panel cladding. Two inset bays organize the elevation. Non-historic vertical wood infill and a window AC unit fill the east bay. Three four-light fixed windows and an adjacent non-historic metal slab door fill the west bay, formerly a vehicular bay. Non-historic vertical wood infill surrounds the windows. The west elevation lacks fenestration. Two short brick chimneys pierce the west parapet; stucco partially clads the south chimney. A single vehicular bay with a non-historic overhead door pierces the rear elevation. The east elevation is a party wall and not visible.

EFIS panel cladding was applied at an unknown date prior to 1981. Post-1981 survey alterations include non-historic vertical wood infill, replacement windows, and a replacement door. These alterations to the primary elevation significantly compromise the historic character of the resource. 1630 Frederick Avenue retains poor historic character and does not retain integrity.



CONCRETE

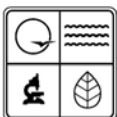
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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-055		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1632	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Ruddy Auto Service Station, Roderick Neon & Sign Co.		9. Present/other name (if known): Royal Transmission (garage)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1906	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Dr. Daniel Morton	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

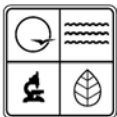
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 2-light
24. Vernacular or property type: One-Part Commerical Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1912 <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built as rental property by Dr. Daniel Morton, prominent physician of the day and partner of John McDonald who was the son of Silas. Earliest tenant was probably a feed store. After the building was enlarged in 1912, tenants were a variety of auto sales agencies and repair garages. In the 1940's, Roderick Neon sign company was located here." (Sandehn, Nancy. "1632 Frederick Avenue." Historic Inventory Form. BN-AS-016-051. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Billeter bros. oils 1926: Ruddy Auto Service Station 1930: Glenn Criswell, auto access 1935: Paul West gro 1940: Roderick Neon & Sign Co. 1945: East Side Body Work 1949: East Side Body Works 1955: Roderick Sign Co. 1960: Roderick Sign Co. 1965: Buds Auto 1970: Bud's Auto Service 1977: Bug Surgeon Volks. Repair. The current occupant moved into the building in 1984, however at that time operated as Cottman Transmission.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1632 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1632 Frederick Avenue." Historic Inventory Form. BN-AS-016-051. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1632 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The bottom 2/3 of the front façade has been altered by the addition of concrete blocks, new windows and doors. Above the alteration lines there is a brick stringcourse with detailing every 15 feet. The cornice is of corbelled brick, also with detailing at like intervals. There is a shaped pediment above the slanted corner of the building." (Sandehn, Nancy. "1632 Frederick Avenue." Historic Inventory Form. BN-AS-016-051. Frederick Avenue Survey. July, 1981).

1632 Frederick Avenue is a one-story automotive building with a tapered rectangular footprint flat roof. Non-historic stucco clads the building. Five bays organize the primary elevation. Non-historic two-light fixed aluminum windows with vertical muntins define the east-two bays while a pedestrian entrance defines the fourth. It contains a non-historic aluminum door with glazing and a fixed transom. Vehicular entrances define the remaining two bays and contain non-historic overhead doors. A non-historic single-pane fixed aluminum window pierces a flat plane at the northeast corner of the building and replaces a pedestrian entrance. A stucco-clad pediment tops the parapet at this corner. Ten bays pierce the east elevation. Vehicular entrances with non-historic overhead doors define the fifth and seventh bays while a pedestrian entrance containing a non-historic aluminum door with glazing and a fixed



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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
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transom defines the eighth. A non-historic fixed aluminum display window defines the tenth bay. Small, non-historic two-light windows with vertical muntins define the remaining bays.

The application of incompatible, non-historic stucco cladding following the 1918 survey and prior to 2008, loss of historic windows, and post-1981 conversion of the historic primary entrance to a fixed display window significantly compromise the historic character of the resource. 1632 Frederick Avenue retains poor historic character and does not retain integrity.

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1. Survey No. BN-AS-022-056		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1700	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Goodrich Silverton, Inc./ Packard St. Joseph Motors		9. Present/other name (if known): Delmark Tire Service	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1929	15. Architect: Goodrich Tire Co.	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Goodrich Silverton, Inc	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

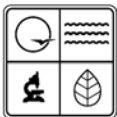
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1967; c. 1981-1991 <input checked="" type="checkbox"/> Altered Date(s): 1987-2003; 1999 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 9	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In the 1870's, this was for a brief period, the location of the City County Hospital. In about 1895, J.W. Lehr opened his carpenter shop on this corner. This carpenter shop grew into a planing mill. In 1929, the Lehr Contractors moved to their present location farther east on the Avenue. (Inventory #95) It is today one of the major contracting firms in the city. For a period of about ten years following World War II, this building was in use as a Packard Auto agency and then as a Buick agency. By 1957, it had returned to use as a tire dealership and service garage....This building was the corporate design of the Goodrich Tire Company...A contemporary garage addition was constructed at the northeast of the lot in 1967" (Sandehn, Nancy. "1700 Frederick Avenue." Historic Inventory Form. BN-AS-016-052. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Not listed 1930: Casper Tire Service 1935: Goodrich Silvertown Stores, tires 1940: Goodrich Silvertown Stores, tires 1945: Packard-St. Joseph Motors 1949: Packard-St. Joseph Motors 1955: General Tire Service 1960: General Tire Service 1965: General tire Service 1970: General Tire Service 1977: General Tire Service.

This resource has remained an auto service and tire shop since construction, General Tire Service occupied the building from c. 1955 through 1986, at which time it was sold however remained an auto services shop.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "1700 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1700 Frederick Avenue." Historic Inventory Form. BN-AS-016-052. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

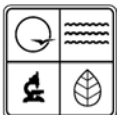
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1700 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Asphalt surface paving wraps around the north and west elevations of the building. It serves as a work area and informal parking for the garage. The paved area is associated with the historic use and would be contributing were the resource listed. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was the corporate design of the Goodrich Tire Company. The northwest portion of the building is entirely large show windows with fixed transoms above. This section has a low hip roof of asbestos. The garage section has two Spanish Mission pediments of stucco with tile bargeboard between the two. A contemporary garage addition was constructed at the Northeast of the lot in 1967." (Sandehn, Nancy. "1700 Frederick Avenue." Historic Inventory Form. BN-AS-016-052. Frederick Avenue Survey. July 1981).

1700 Frederick Avenue is a one-story brick and concrete block automotive building with an irregular plan and flat roof. A shallow hipped roof with asphalt shingle is located at the northwest corner and non-historic stucco clads the west elevation. Nine bays



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organize the primary elevation. Vehicular entrances with overhead doors define the first, second, and fourth bays. Pedestrian entrances with non-historic metal doors define the second and fourth bays while non-historic fixed aluminum display windows define the remaining bays. Seven bays organize the west elevation. Secondary entrances with non-historic metal doors define the third and sixth bays while a vehicular entrance defines the seventh. Non-historic fixed aluminum windows define the remaining four bays. A 1967 five-bay concrete block garage addition extends from the north corner. It has a flat roof and rectangular plan. A pedestrian entrance with a non-historic aluminum door defines the fifth garage bay while vehicular entrances define the remaining four.

1700 Frederick Avenue has been significantly altered since the 1981 survey. Spanish-Colonial inspired pediments at the primary elevation have been removed and a large showroom window system, a character-defining feature, at the northeast corner has been replaced with incompatible windows, pedestrian entrances, and infill. The storefront replacement occurred in 1999 and the pediments were removed sometime between 1987 and 2003. 1700 Frederick Avenue retains fair historic character, however does not retain sufficient integrity for listing.



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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-057		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1701	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Dill-Wood Motor Co.		9. Present/other name (if known): Acme Music and Vending	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1950	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1950	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner: E.S. Dillingham, Willis Weedman (Dill-Wood Motor)	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

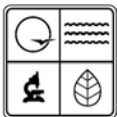
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; multi-light
24. Vernacular or property type:	31. Chimney placement: Northwest corner	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Moderne	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Unknown <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "As early as 1868, the Carolus family was living and operating businesses on this plot of land. In that year, George Carolus operated a saloon on the corner. It remained a saloon until prohibition. Immediately before this building was built, there was a Coryell Service station on the corner. F.S. Dillingham and Willis Weedman who had had a Buick agency in the 1800 block of the Avenue since the mid-1960's, had this building constructed for their Dill-Wood Motor Company in 1950." (Sandehn, Nancy. "1701 Frederick Avenue." Historic Inventory Form. BN-AS-016-053. Frederick Avenue Survey. July, 1981).

Occupants: 1955:DillWood 1960: Polsky Motors 1965: Polsky Motors 1977: American Car Rental Co.

The building retains its character-defining features and the majority of historic material. 1701 Frederick Avenue is potentially individually eligible for listing under Criterion C for Architecture as an excellent example of the Streamline Moderne style in a commercial property. If this nomination is pursued, an assessment of interior historic character along with an investigation into its history within the context of architecture in St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination. It is also potentially eligible under Criterion A in the area of Transportation, for its associations with transportation on Frederick Avenue, a primary transportation corridor in St. Joseph. Further study is needed.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

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NETROnline. "1701 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1701 Frederick Avenue." Historic Inventory Form. BN-AS-016-053. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

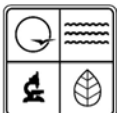
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1701 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A small parking lot with approximately eight spaces occupies the southeast corner of the parcel. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The southwest corner of the building is rounded with a polished metal stringcourse above large plate glass show windows. Above the stringcourse there is a course of soldier brick. The cornice is concrete with dentil trim in brick. Below the cornice there is another course of soldier brick. The garage portion of the building is masonry block." (Sandehn, Nancy. "1701 Frederick Avenue." Historic Inventory Form. BN-AS-016-053. Frederick Avenue Survey. July, 1981).



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1701 Frederick Avenue is a one-story Moderne automotive building with an irregular footprint, buff brick and concrete block cladding, and flat roof. A brick chimney pierces the roof near the northwest corner. Buff brick clads the primary elevation while concrete block clads the others. The east half of the primary elevation is set back from the street while the southeast corner is rounded and features a high parapet. It corresponds to the historic showroom. An aluminum-framed display window system wraps around the corner. Pedestrian entrances are located at either end of the system and contain aluminum doors with glazing. A polished metal stringcourse above the showroom windows spans the primary elevation. A non-historic aluminum-frame awning shelters the showroom window system. A concrete cornice with brick dentil ornament accents the showroom corner. Three bays organize the east half of the elevation. A pedestrian entrance defines the first bay and contains an aluminum door with glazing. A vehicular entrance defines the center bay while a full-height fixed display window defines the east bay. A band of historic multi-light steel windows with operable hopper sashes spans and a continuous concrete sill spans the east elevation. A pedestrian entrance and non-historic aluminum window are located below the windows. A one-story, flat roof concrete block garage extends from the east elevation at the north end.

Alterations to 1701 Frederick Avenue include some non-historic replacement windows at the west and rear elevations. These window replacements occurred at an unknown date. 1701 Frederick Avenue does not appear altered from its appearance in available 1981 survey photos.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 152

1. Survey No. BN-AS-022-058		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1717	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Van Vickle Monuments		9. Present/other name (if known): Van Vickle Monuments	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1970	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Van Vickle Monuments	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

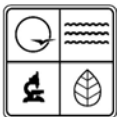
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This area was the location of at least one Carolus home and one which belonged to a Grassloff family who were barbers in this block." (Sandehn, Nancy. "1717 Frederick Avenue." Historic Inventory Form. BN-AS-016-054. Frederick Avenue Survey. July, 1981).

The Van Vickle Monuments Company has occupied this location since the building was constructed. It continues to operate on site.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1717 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1717 Frederick Avenue." Historic Inventory Form. BN-AS-016-054. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1717 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A concrete block outbuilding with a flat roof and rectangular plan is located northwest of the primary resource. Two window bays flank a center entrance at the primary elevation. It retains four-light metal windows at all elevations. The date of construction is unknown, however it is likely contemporary to the primary resource. A non-historic corrugated metal garage outbuilding with a side-gable roof is located behind the primary resource. A pedestrian entrance and vehicular bay with a sliding corrugated metal door pierce the primary (east) elevation. It was likely built between 1972 and 1981. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. An asphalt parking lot on the neighboring parcel, 1727 Frederick, appears associated with the current business.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There are three contemporary buildings in this group. One is masonry block with tile cornice. The other two are steel buildings. One of which has a brick façade and shake shingle false roof front. The wrought iron fence at the sidewalk line is a remnant of the house which once stood on this property." (Sandehn, Nancy. "1717 Frederick Avenue." Historic Inventory Form. BN-AS-016-054. Frederick Avenue Survey. July, 1981).

1717 Frederick Avenue is a one-story commercial building with a rectangular plan and small footprint. A flat roof tops the brick and concrete block-clad building. A hipped asphalt shingle parapet wraps around the primary elevation and terminates at the east and west elevation corners. Three bays organize the primary elevation. The primary entrance defines the first bay and contains a non-historic aluminum door with glazing. Non-historic fixed single-pane aluminum windows define the remaining two bays. Wood shingle clads the elevation below the windows. The secondary elevations lack fenestration.

1717 Frederick Avenue does not appear significantly altered since the 1981 survey. It retains excellent historic character. This resource retains integrity.



Van Vickle  
Monuments  
St. Joseph, Mo.  
Est. 1953

VAN VICKLE  
MONUMENTS







MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-059		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1721	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): F. Grasslof barber shop, AK Bougher quilting, H.C. Blake barber shop, H. Agee barber shop		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: c. 1985	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

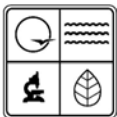
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1985 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There is a building at this location on the 1883 Sanborn map and there was a barber in this block at that time. Fred Grassloff, barber lived at 1617 (1717) for most of the last half of the 19th Century. Before it became vacant this building was used as a barber shop." (Sandehn, Nancy. "1721 Frederick Avenue." Historic Inventory Form. BN-AS-016-055. Frederick Avenue Survey. July, 1981). Hickmam Barbers, the last known tenant, left the building in 1979 and had been the occupant since the mid 1950s.

The building recorded in the 1981 survey was demolished in 1985 and the parcel combined with neighboring 1723 and 1977 Frederick Avenue. An asphalt parking lot now occupies the site and is associated with the neighboring business at 1717 Frederick. The resource retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1721 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1721 Frederick Avenue." Historic Inventory Form. BN-AS-016-055. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

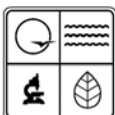
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1721 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1721 Frederick Avenue is an asphalt surface parking lot constructed c. 1985.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-060		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1723	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Dodderer and Eberhardt Shoe Co./Sollars Rexall Drugs (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1985	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Louis Eberhardt	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

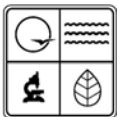
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 4/16/1985 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Before this building was constructed this was the location of the blacksmith shop of F.A. Steussi. In 1895, Louis Eberhardt, a native of Wertenberg, born 1854, constructed this building. The first tenant was the Dodderer and Eberhardt shoe store. A later tenant was Oscar Eger, milliner. For a number of years, there were tenants associated with the auto industry. In the late 1950 's, the Sollars Drug Store expanded into this space." (Sandehn, Nancy. "1723 Frederick Avenue." Historic Inventory Form. BN-AS-016-056. Frederick Avenue Survey. August, 1981).

The Sollars Drugstore occupied the building recorded in the 1981 survey through the early 1980s and was the last occupant prior to demolition. Earlier occupants included: 1921: MB Ketchum 1926: Benham Battery Co. 1930: Benham Battery Co.(1723), Thos. Geib (1723 1/2) 1935: Perry Ramsey, auto repair 1940: St. Joe Motor Co. 1945: Rose Radio Service 1949: Peter Nicoloff, tailor (1723), Jos. R. Jones (1723 1/2) 1955: Pete the Tailor 1960: No return 1977: Not listed.

The building was demolished April 16, 1985 and the parcel combined with neighboring 1721 and 1727 Frederick Avenue. An asphalt parking lot now occupies the site. It retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1723 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1723 Frederick Avenue." Historic Inventory Form. BN-AS-016-056. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1723 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1723 Frederick Avenue is an asphalt surface parking lot constructed c. 1985.



VAN VICKLE  
MONUMENTS

REALTORS



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-061		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1727	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Burvenich Pharmacy/Sollar's Rexall Drugs (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Healthcare: Medical Business/Office	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: 1985	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Louis Eberhardt	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building and the adjacent one were built by Louis Eberhardt. Eberhardt was a sausage maker who lived and ran his business at the Southwest corner of 18th and Calhoun. The first tenants were the Frederick Avenue Drug Store and Avenue Bakery. The manager of the Avenue Drug Store was A. Burvenich Jr, who with his brother Anton operated a Drug Store at this location until well into the 20th Century. The Avenue Bakery was operated by Leonhard Hauber and by 1900 had moved a half a block east to 1809 Frederick. There were various tenants including John R. Ward, whom we found at 1626 Frederick after his tenancy here, and Harry Korn's Electric Company who afterward moved to 1602 Frederick. In the mid-1940's, the Sollars Drug Store was expanded into both store fronts." (Sandehn, Nancy. "1725-1727 Frederick Avenue." Historic Inventory Form. BN-AS-016-057. Frederick Avenue Survey. July, 1981).

The Sollars Drugstore occupied this resource through the early 1980s and was the last occupant prior to demolition. Earlier occupants included: 1921: Sam Mannschreck (1725 1/2), Anton Burvenich drugs (1727) 1926: Modern Plmbg. & Htg Co. (1725), Sam Mannshreck (1725 1/2), Forrester Pharm.(1727), BS Forrester (1727 1/2) 1930: Harry Korn's, elec (1725), Jas Sollars, drugs (1727), Vacant (1727 1/2) 1935: Harry Korn's Electric Co. (1725), Ralph Hines (1725 1/2), Sollars Drugs (1727), Willard Rinehart (1727 1/2) 1940: St. Joe Motor Co., Sollars drugstore 1945: Sollars Drug Store 1949: Sollars Drug Store (1725-27), Earl R. Chambers (1725 1/2), Jas. W. Sollars (1727 1/2) 1955: Ivan Hickman, barber (1725) 1960: Hickman & Son Barber Shop; Sollars Rexall Drugs; Laura's Luncheonette 1977: Sollars' Rexall Drugs Inc

This building was demolished in 1985 and the parcel combined with neighboring 1721 and 1723 Frederick Avenue. An asphalt parking lot now occupies the site. 1727 Frederick Avenue retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1725-1727 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1725-1727 Frederick Avenue." Historic Inventory Form. BN-AS-016-057. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1727 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A non-historic chain-link fence encircles the parking lot. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1727 Frederick Avenue is an asphalt surface parking lot constructed c. 1985.

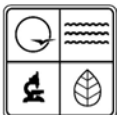
VAN VICKLE  
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DISCOUNT TIRE SERVICE

DISCOUNT TIRE SERVICE





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-062		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1801-1803	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): W.H. Croy, Gen. Merchandise/ Kessler & Co./Pat's Market		9. Present/other name (if known): Frederick Mini Mart	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1884	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Kessler Family	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

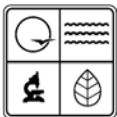
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: Northwest corner	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1915, 1957 <input checked="" type="checkbox"/> Altered Date(s): Pre-'81; 1990 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The west or corner part of this building is shown as being under construction on the 1883 Sanborn map. This property has a long ownership by the Kessler family so they are the probable builders. By 1923, the Kessler's enlarged the building, doubling it in size. The corner was a general store or grocery, until it was occupied by the Robertson firm in 1957. They added a masonry garage to the north." (Sandehn, Nancy. "1801-1803 Frederick Avenue." Historic Inventory Form. BN-AS-016-058. Frederick Avenue Survey. July, 1981).

Occupants: 1884: W.H. Croy General Merchandise 1915: Kessler & Company Grocery (1801), E, Hawks Meats (1803) 1921: Kessler & Company Grocery (1801), E, Hawks Meats (1803) 1926:GW Kersey, gro (1801), CA Cobb (1801 1/2), PT Maeder Meats (1803), Cath Maeder (1803 1/2) 1930:GW Kersey, gro (1801), Vacant (1801 1/2), PT Maeder Meatsd (1803), Cath Maeder (1803 1/2) 1935:GW Kersey, gro (1801), Gertrude Cogdill (1801 1/2), PT Maeder Meatsd (1803), Cath Maeder (1803 1/2) 1940:Pat's Food Mrkt (1801), Vacant (1801 1/2), Paul Maeder(1803 1/2) 1945:Pat's Food Mrkt (1801), Vacant (1801 1/2), Gussie Prawl (1803 1/2) 1949:Pat's Food Mrkt (1801), Wm. T. Ingram (1801 1/2), Gussle L. Prawl, drsmkr (1803 1/2) 1955: Pat's Food Mkt 1960: Leo Robertson Tire & Mtr Shop 1977: Leo Robertson Tire & Motor Supply

Robertson's auto services remained the occupant through 1986. Subsequent tenants include a sign shop, screen printing studio, and convenience store. This resource does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO:J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO:H. Fotheringham & Co.,1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co.,1882-1896.

NETROnline. "1801-1803 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co.,1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1801-1803 Frederick Avenue." Historic Inventory Form. BN-AS-016-058. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw,1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co.,1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

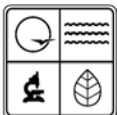
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1801-1803 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Contemporary metal sheathing has been applied to the second floor and the store front has also been altered at some time since construction." (Sandehn, Nancy. "1801-1803 Frederick Avenue." Historic Inventory Form. BN-AS-016-058. Frederick Avenue Survey. July, 1981).



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1801-1803 Frederick Avenue is an irregular height commercial building with a flat roof and rectangular plan. The south third rises two stories while the north two thirds rise one story. The southwest corner of the building is clipped. Brick clads the first story while pre-1981- metal sheathing clads the second story. A thirteen-part aluminum storefront system with a recessed corner entrance spans the primary elevation and wraps around to the west. Two parts are located on that elevation. The primary entrance forms the sixth part of the storefront system. An aluminum door with glazing and a fixed transom fills the entrance. A non-historic corrugated metal awning shelters the storefront. A dentilled brick stringcourse abuts the awning and continues onto the west elevation. A 1957 one-story attached garage with brick cladding and a flat roof extends from the rear. Four masonry openings pierce the west garage elevation. The first bay contains a multi-part aluminum fixed display window. Plywood sheets cover all but the south two parts. A historic eighteen-part wood transom tops the fixed display windows. A non-historic aluminum door with glazing and a fixed transom abuts the southernmost portion of the display window. A non-historic overhead garage door fills the second opening. The third has been subdivided with vertical wood infill. A garage door occupies the north half of the opening while a non-historic pedestrian door pierces the wood infill in the south half. A square window opening defines the last bay; however the window is boarded and not visible. A brick chimney rises from the northwest corner of the garage. While the garage was constructed as an addition, a separate business currently occupies the garage and it is unknown if an interior link is retained.

The display windows have been further subdivided since the 1981 survey. A large awning installed 1990 replaces a historic canopy and obscures an undated signage band and historic storefront transoms. The metal sheath was applied prior to the 1981 survey at an unknown date. These alterations obscure the historic material and style of the resource. 1801-1803 Frederick Avenue consequently retains poor historic character.







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1. Survey No. BN-AS-022-063		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1804	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Bill & Jim's 66		9. Present/other name (if known): Safelite Auto Glass	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Transportation: Road-Related

### HISTORICAL INFORMATION

12. Construction date: 1958	15. Architect: Philip's Petroleum Co. (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Philip's Petroleum Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

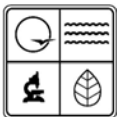
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Concrete Block	
27. No. of stories: Irregular	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "As early as 1924, this was the location of a Standard Oil Service station. This was built in 1958, in Phillip's corporate design style." (Sandehn, Nancy. "1804 Frederick Avenue." Historic Inventory Form. BN-AS-016-059. Frederick Avenue Survey. July, 1981).

This building has remained a service station or repair center since construction. Occupants include: 1960: Bill & Jim's 66 1965: Bill & Jim's 66 1970: Virgil's 66 1977: Performance Stop gas sta  
1804 Frederick Avenue retains fair historic character, however does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1804 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1804 Frederick Avenue." Historic Inventory Form. BN-AS-016-059. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1804 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Asphalt paving covers most of the site. The area was historically paved and associated with the service station use. It would likely be contributing were the resource listed. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This style of station was being built by the Phillip's Petroleum Company in the 1950's. The glass walls of the sales office slant inward and there is a band of red plastic at the top of this section which extends across the façade of the masonry garage section." (Sandehn, Nancy. "1804 Frederick Avenue." Historic Inventory Form. BN-AS-016-059. Frederick Avenue Survey. July, 1981).

1804 Frederick Avenue is an irregular height, concrete block automotive building with wide overhanging eaves. It is four asymmetrical bays wide. Full-height brick piers define the bays. The east two bays rise slightly above the west two and contain vehicular entrances with non-historic overhead doors. A non-historic fixed aluminum window and vertical wood infill fill the second bay. Three non-historic fixed aluminum windows and a recessed entrance surrounded with non-historic vertical wood infill fill the final bay. Two non-historic fixed aluminum windows and a pedestrian entrance pieces the east elevation. The west elevation lacks fenestration.

1804 Frederick Avenue has been altered since the 1981 survey. Distinctive canted aluminum display windows and a storefront system in the third and fourth bays, a character-defining feature of mid-century auto service buildings, have been replaced with incompatible windows and wood infill. The alteration significantly impacts the historic appearance and character of the primary elevation.







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1. Survey No. BN-AS-022-064		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1805-1807	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Tanner Buick Company/ Dill-Wood Motor Company		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Kessler Family	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

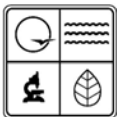
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Rear parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1998 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built in 1920 by a member of the Kessler family. First tenant was the Tanner Buick Company. Ownership of the Buick agency changed to Dill-Wood in the early 1930's. Dill-Wood remained in this building until they constructed the one at 17th and Frederick. In 1951, Leo Robertson moved into this building. He began his tire supply business in the 1300 block of the Avenue in 1933." (Sandehn, Nancy. "1805-1807 Frederick Avenue." Historic Inventory Form. BN-AS-016-060. Frederick Avenue Survey. July, 1981).

Occupants 1921: Not listed 1926: Tanner Buick Co. 1935: Dill-Wood Motor Co. 1935: Dill-Wood Motor Co. (1805), Peanut's Service Station (1807) 1940: Dill-Wood Motor Co. 1945: Dill-Wood Motor Co. 1949: Dill-Wood Motor Co. 1955: Leo Robertson Tire & Mtr Shop 1960: Leo Robertson Tire & Mtr Shop 1977: Not listed. Robertson's auto services remained the occupant through 1986.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1805-1807 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1805-1807 Frederick Avenue." Historic Inventory Form. BN-AS-016-060. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1805-1807 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There are two large show windows with brick slip sills and a fixed and moveable transoms[sic] above. The top segment of the façade has been sheathed. Just below this sheathing there is a dentil trimmed stringcourse." (Sandehn, Nancy. "1805-1807 Frederick Avenue." Historic Inventory Form. BN-AS-016-060. Frederick Avenue Survey. July, 1981).

1805-1807 Frederick Avenue is a one-story brick commercial building with a flat roof. Two brick chimneys pierce the stepped rear parapet. Three bays organize the primary elevation. A pedestrian entrance defines the first bay. It contains a non-historic aluminum door with glazing and a historic wood transom. Two fixed display windows fill the east-two bays. The center bay contains a non-historic five-part fixed display window. Plywood boards and non-historic wood frames mimic an eight-light transom above. The lower sash of the east bay is boarded. Non-historic metal sheeting abuts the bays and continues onto the adjacent buildings. Corrugated metal sheathing covers the parapet and continues onto the neighboring buildings.

1805-1807 Frederick Avenue has been altered since the 1981 survey. The storefront windows have been replaced and the openings partially infilled. The parapet sheathing was applied prior to the 1981 survey at an unknown date. The loss of historic storefront windows and the application of incompatible materials to the parapet and above the primary elevation bays negatively impacts the historic character of the resource. 1805-1807 Frederick Avenue retains poor historic character and does not retain integrity.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-065		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1809	Street (name) Frederick
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Leonhard Huber Bakery/Conrad Kropp Bakery/Everett Hawks Grocer/Windsor Marble & Tile		9. Present/other name (if known): JMB Custom Cycles	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1899	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Leonhard Huber	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

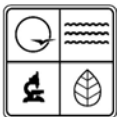
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: Side, east parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 2005 <input checked="" type="checkbox"/> Altered Date(s): Pre-81; c.2000 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick; metal	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1900, Leohard Hauber, who had been operating a bakery in the 1700 block moved into this new bakery which he had had built. This location remained a bakery until 1924, when E.A. Hawks, who had been the butcher at the grocery store on the corner went into business for himself. Hawks occupied this location into the 1940's when it became the Windsor Marble and Tile Company. This firm had previously been located in the building at the Northwest corner of 17th and Frederick. Thomas Windsor was the person who executed the tile seal of the State of Missouri under the dome of the Buchanan County Courthouse." (Sandehn, Nancy. "1809 Frederick Avenue." Historic Inventory Form. BN-AS-016-061. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Conrad Krapp, baker 1926: FA Hawks Meats (1809), Laura Gilette (1809 1/2) 1930: E. Hawks Meats (1809), Vacant (1809 1/2) 1935: Everett Hawks gro (1809), Vacant (1809 1/2) 1940: Everett Hawks gro (1809), Thos. Courtney (1809 1/2) 1945: Hawks Market 1949: Windsor Marble & Tile Co. (1809), Dolly Williamson (1809 1/2) 1955: Dancer Shuh Tile Co. 1960: Dancer Shuh Tile & Marble Co. 1977: Vacant (1809 1/2). After the marble and tile business vacated the space, Leo Robertson's tire service expanded into the building and was located there until c. 1986.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1809 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1809 Frederick Avenue." Historic Inventory Form. BN-AS-016-061. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

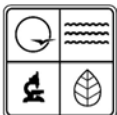
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1809 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The second floor façade has been sheathed with metal paneling. The door to the second floor residence is at the west side of the façade. There is a recessed door with large show windows on either side, however, these are not as old as the building, having been put in circa 1924." Sandehn, Nancy. "1809 Frederick Avenue." Historic Inventory Form. BN-AS-016-061. Frederick Avenue Survey. July, 1981).

1809 Frederick Avenue is a two-story two-part commercial block with a flat roof. A stepped parapet lines the roof and a short brick chimney pierces the east parapet. Non-historic vertical wood paneling clads the first story. Aluminum sheeting and a vertical aluminum siding sheath clad the second story. The first story is four bays wide. The first and third bays contain non-historic pedestrian doors. The first is a hollow metal door while the second is aluminum with glazing. Non-historic fixed display windows



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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define the second and fourth bays. A non-historic asphalt shingle awning shelters the first story. A single, small non-historic fixed window pierces the second-story aluminum siding sheath and is west of center. A concrete block, shed-roof addition constructed in 2005 extends from the rear.. The addition materials match those at the adjacent building, 1811-1815 Fredrick Avenue, so it is likely both were constructed at roughly the same period.

1809 Frederick Avenue has been altered since the 1981 survey. The historic storefront has been removed and replaced with non-historic pedestrian doors and fixed display windows. This replacement occurred by 2000. The current configuration does not match the historic. The metal sheath was applied at an unknown date prior to 1981, however 1918 survey photos suggest the material was relatively new at that date. Due to alterations, 1809 Frederick Avenue retains poor historic character and does not retain integrity.



**BIG SHOTS**  
Pub & Pool

1811 Franklin St.  
Norfolk, NE 68701





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-066		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1811-1815	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Burnett Auto Parts		9. Present/other name (if known): Big Shots Pub & Pool	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1906	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: W.R. Millan	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

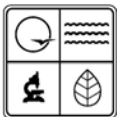
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed single pane
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1993, c.2015 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapazoid	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed in 1906 by W.R. Millan as rental property. It has had a variety of tenants, from barbers to a pool hall to the auto parts firm. Millan was the son of J.A. Millan, who had come to St. Joseph in 1853, and had operated one of the first newspapers (The Commercial Cycle), the first exclusive dry goods store, and the first job printing establishment. W.R. was in the hardware business on Felix at the time this building was built. Originally this was three shops, but was altered to one entrance, probably during the tenancy of Burnett Auto Parts." (Sandehn, Nancy. "1811-1813-1815 Frederick Avenue." Historic Inventory Form. BN-AS-016-062. Frederick Avenue Survey. July, 1981).

Occupants: 1921: Vacant/Roy Settle (1811), ML Robison, barber (1815) 1926: Vacant (1811), Ideal Cleaners (1813), ML Robinson, barb (1815) 1930: Martin Feiden, rest (1811), Henry Spector, cinr (1813), Melvin Robinson, barb (1815) 1935: Vacant (1811), Lorren Bayless, barb (1813), Not listed (1815) 1940: Vacant (1811), Burnett Auto Parts Co. (1813), Vacant (1815) 1945: Burnett Auto Co. 1949: Burnett Auto Parts Co. 1955: Burnett Auto Parts Co. 1960: Burnett Auto Parts Co. 1977: Vacant. Burnett Auto Parts through 1968, after which Robertson's business occupied the building. Robertson sold the property in 1993 and a restaurant and bar has occupied the building since the early 1990s.

1811-1815 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1811-1815 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1811-1815 Frederick Avenue." Historic Inventory Form. BN-AS-016-062. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

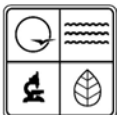
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1811-1815 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Originally this was three shops, but was altered to one entrance, probably during the tenancy of Burnett Auto Parts. There is a cast metal cornice which is supported by triangular brick brackets. The cornice frieze and the parapet are also of cast metal." (Sandehn, Nancy. "1811-1813-1815 Frederick Avenue." Historic Inventory Form. BN-AS-016-062. Frederick Avenue Survey. July, 1981).

1811-1815 Frederick Avenue is a one-story brick commercial building with a flat roof and restrained Moderne influences. A brick chimney pierces the west parapet. Four brick pilasters divide the primary elevation into three bays. Triangular brackets on each pilaster support a cast metal cornice which spans the elevation. The west bay contains two narrow, rectangular non-historic aluminum windows. Concrete frames with keystones ornament the windows. Non-historic stucco infill fills the rest of the bay. The center bay contains a recessed entrance. Small non-historic aluminum fixed windows flank the entrance and an additional window pierces the east wall of the recessed entrance. Concrete frames with keystones ornament the windows. Non-historic stucco infill fills the rest of the bay. The east bay has been infilled with non-historic stucco and lacks fenestration. Historic aluminum storefront transoms span each bay. The glazing is boarded. A non-historic aluminum and acrylic awning shelters the center bay. A 1998 non-historic wood-frame porch with a corrugated metal roof spans the rear elevation.

1811-1815 Frederick Avenue has been altered since the 1981 survey through the infill of the primary elevation bays and incompatible fenestration. While the bays have been infilled with stucco, the historic masonry openings remain visible. The infill is likely associated with the conversion of the property to a restaurant c. 1993. Fabric awnings were removed and a plexiglass canopy installed c. 2015. The rear porch is not visible from the main right of way and does not obscure the rear elevation.

**BIG SHOTS**  
**Pub & Pool**

1411 Cleveland St.  
Midvale, UT 84045

*Red Bull*



BIG SHOTS  
1411



**BIG SHOTS**  
**Pub & Pool**

est. 1993  
**Coldest Beer in Town**



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-067		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1812	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Fischer's Café (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Vacant Lot

### HISTORICAL INFORMATION

12. Construction date: c. 1971-1981	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

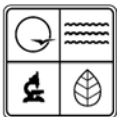
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): c. 1971-1981 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This lot was included with 1822 Frederick Avenue in the 1981 survey. However, it has historically been, and currently is, a separate legal parcel. City directories and historic maps indicate the a small, one-story frame dwelling occupied the site (historically 1820 Frederick) as early as 1911 and indicate it was likely converted to commercial use between 1926 and 1930. A Mrs. Stella Schere is recorded at this address in 1915. Subsequent occupants include Allen Estes (1921) and HJ Wheeler (1926). The next listing occurred in 1935 and Cords Piston Ring Co. was listed as the occupant. City directories indicate the building was vacant between 1940 and 1945. In 1949 the restaurant Nellie's Cottage Lunch was the occupant. The last known occupant was the Watkins Cafe (1970). Newspaper advertisements in the St. Joseph Press-News indicate the building was for rent in 1971. The advertisement lists a "Small frame, asbestos shingled building, approximately 900 sq. ft," for rent.

City directories indicate the building was demolished between 1971 and the 1981 survey, however the date could not be further refined. 1812 Frederick Avenue was not historically vacant and thus has poor historic character due to demolition and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1812 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

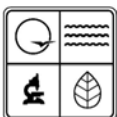
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1812 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A concrete sidewalk lines the street fronting edge.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

1812 Frederick Avenue is a narrow, grassy vacant lot. A large metal scaffold or signage apparatus is located in the east half. A concrete retaining wall lines the west perimeter.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 175

1. Survey No. BN-AS-022-068		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1817	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Petrie Saloon/Bauer Saloon/Kley Saloon/Hi Ho Bar & Grill		9. Present/other name (if known): Hi-Ho	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: c. 1880	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Herman Kley	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

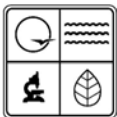
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 3-light fixed
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 2001 <input checked="" type="checkbox"/> Altered Date(s): 2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Synthetic	
27. No. of stories: 1	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is one of the older extant buildings on the Avenue. Petrie was keeping a saloon at this location as early as 1882. By 1895, the saloon keeper was Herman Kley, a native of Germany, born 1857, who had come to St. Joseph in 1885, and was in a saloon where the Firestone Store is now. In the mid-1930's, Kley moved to the building at the northwest corner of Frederick and Mt. Mora. For over one hundred years, except for prohibition this has been a popular 'watering hole.'" (Sandehn, Nancy. "1817 Frederick Avenue." Historic Inventory Form. BN-AS-016-063. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Jno. Pannell, soft drinks/AJ Kimber, lunch (1817) 1930: Vacant 1935: Lawrence Weigert, liquor 1940: Lawrence Weigert, liquor 1945: Lawrence Weigart liquor 1949: Hi Ho Bar & Grill 1955: Hi Ho Bar & Grill 1960: Hi Ho Bar & Grill 1965: Hi Ho Bar & Grill 1970: Hi Ho Bar & Grill 1977: Hi Ho Bar & Grill The Hi-Ho Bar & Grill continues to occupy the building and has done so since 1949. Property records indicate 1819 Frederick Avenue is now commercially associated with 1817 Frederick Avenue, however it is unknown if an interior link exists. Consequently, 1817 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1817 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1817 Frederick Avenue." Historic Inventory Form. BN-AS-016-063. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1817 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The façade has been sheathed with barn siding, obscuring the façade features." (Sandehn, Nancy. "1817 Frederick Avenue." Historic Inventory Form. BN-AS-016-063. Frederick Avenue Survey. July, 1981).

1817 Frederick Avenue is a one-story, one-part commercial block building with a flat roof, synthetic cladding at the primary elevation, and corrugated metal cladding at the east elevation. It is three bays wide. Non-historic tripartite aluminum storefront windows flank the central entrance. Non-historic infills the lower storefront half. A non-historic metal slab door and an aluminum storm door with glazing fill the entrance bay. A non-historic aluminum and textured fiberglass awning shelters the primary entrance. Non-historic aluminum signage is centered on the primary elevation above the awning. An enclosed patio extends from the east elevation.

1817 Frederick Avenue has been substantially altered since the 1981 survey. Previous survey records indicate the resource was formerly two stories with a hipped roof. The application of synthetic cladding, non-historic storefront, and alteration to the massing and roof form significantly compromise the integrity of the resource. A patio addition was constructed in 2001 at the east elevation.

# Hi Ho



**BRUNCH**  
10 to 2  
Every  
Sat and Sun  
hi ho



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 177

1. Survey No. BN-AS-022-069		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1817 (addition)	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Emil Woelner Meats/Frank Schaub Meats/Leonard Maeder Meats/Magner Harley Davidson Motorcycles		9. Present/other name (if known): Hi-Ho	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: c. 1888	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.W. Boyd	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

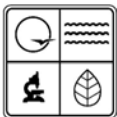
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1; fixed single pane
24. Vernacular or property type: Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 2001 <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2001 Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1 1/2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: Full-width; enclosed	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was apparently built by J.W. Boyd, a prominent St. Joseph attorney as rental property. The first tenant was Emil Woellner, who ran a meat market. Several butchers, including Frank Schaub, Leonard Maeder and Frank Schaub, Jr., had their stores here. By 1940, this location was the Harley Davidson Motorcycle Agency and Walter Rounds Radio Shop. Rounds is another of the merchants who served the public from more than one Avenue location." (Sandehn, Nancy. "1819 Frederick Avenue." Historic Inventory Form. BN-AS-016-064. Frederick Avenue Survey. August, 1981).

Occupants: 1926: JW Sparks, rest 1930: Reliable Radiator Repair Shop 1935: Frank Schaub, poultry 1940: Harley Davidson Motorcycle Co. & Walter Round radio serv. 1945: Magnor Harley Davidson 1949: Magners Harley Davidson sales 1955: Magners Harley Davidson 1960: Magners Harley Davidson 1977: Missouri Glass Inc. stor rm. Harley Davidson occupied the building until the late-1960s. In the early 1970s, a signage shop occupied the building. This building was mostly demolished and an enclosed patio addition constructed in 2001 for the adjacent restaurant at 1817 Frederick Avenue now occupies the front half of the site. A portion of the historic commercial building remains at the rear. Property records indicate 1817 (addition) Frederick Avenue is now commercially associated with 1817 Frederick Avenue, however it is unknown if an interior link exists. 1817 (addition) Frederick Avenue retains poor historic character due to a substantial partial demolition and an incompatible enclosed patio addition. This resource does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1819 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1819 Frederick Avenue." Historic Inventory Form. BN-AS-016-064. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1819 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has been altered probably in the 1930's, leaving no outstanding features. There is a center recessed door with large show windows on either side. Second floor windows have stone lugsills and segmental brick window headers with keystone. Ornamentation at tope of façade has been removed." Sandehn, Nancy. "1819 Frederick Avenue." Historic Inventory Form. BN-AS-016-064. Frederick Avenue Survey. August, 1981).

1819 Frederick Avenue is an irregular height commercial resource. A 2001 one-story glass-enclosed patio with a corrugated metal roof occupies the south half of the site. The historic brick building has been nearly demolished. A narrow, one and one-half story segment remains at the rear. The non-historic enclosed porch obscures much of the remaining historic fabric. Two non-historic window bays pierce the brick elevation.

**BRUNCH**

**10 to 2**

**Every**

**Sat and Sun**



*Don't*  
**BARB**  
*& Style*  
**SHO**



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 179

1. Survey No. BN-AS-022-070		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1821-1823	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Sommerhauser-Whitlow Grocery/Dr. J.H. Tourbier, D.C./ G.V. Koch Drugs/ Dixie Creme Donut Shop		9. Present/other name (if known): Don Bisiq's Barber & Styling Shop	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1889	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.W. Boyd	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 H; fixed display NH
24. Vernacular or property type:	31. Chimney placement: East parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Romanesque Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2013-2018 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed as rental property by J.W. Boyd. Boyd was one of the more prominent attorneys of the city having served as Worshipful Master of Zeradatha Lodge, AF&AM and a lecturer in forensic law at the Northwestern Medical College in St. Joseph. Gerard V. Koch, druggist was a tenant soon after the building was built until he built his own building in 1932, at 1825 Calhoun. The Donut Shop has been here since Koch moved out...Access to the second floor is from Calhoun Street. The first floor façade has been altered, probably in the 1930's." (Sandehn, Nancy. "1821-1823 Frederick Avenue." Historic Inventory Form. BN-AS-016-065. Frederick Avenue Survey. July, 1981).

In addition to the donut shop, this building has consistently housed barber shops since the late 1940s. The current occupant, Don Bisig's Barber Shop, has been located here since at least 1965. Other occupants include: 1921: Wm Whitlow gro (1821), GV Koch drgs (1823) 1926: St. Joseph Tile & Mantel Co. (1821), GV Koch, drugs(1823) 1930: St. Joseph Tile & Marble Co. Inc (1821), Leo Patillo,plmbr (1823) 1935: St. Joseph Tile & Marble Co. Inc (1821), Leo Patillo,plmbr (1823) 1940: Henry Tourbier, chiro & Paul Shulz, barber (1821), Dixie Cream Donut Shop (1823), Fern West, drsmkr (1823 1/2) 1945: John Tourbier (chiro), Paul Schultz (barber), Dixie Cream Donut 1949: John Tourbler, chiro & Paul Shulz, barber (1821), Gold-N-Glaze donuts (1823) 1955: Clark & Jones barber (1821) 1960: Clark & Jones Barbershop 1977: Don Bisig's Barb. Shop (1821), Gold-N-Glaze Donut (1823).

1821-1823 Frederick avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1821-1823 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1821-1823 Frederick Avenue." Historic Inventory Form. BN-AS-016-065. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

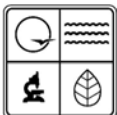
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1821-1823 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a double building with stores on the first floor and residence on the second floor. Like the adjacent building, access to the second floor is from Calhoun[sic] Street. The first floor façade has been altered, probably in the 1930's. The second floor façade has a set of three windows on each side. These windows have stone slip sills, and ornate semi-elliptical brick label window headers. A stringcourse at the bottom of the window headers utilizes a soldier course of brick at 45° angle. The brick pilasters on the façade have ornate detailing in brick work at the top. The cornice is coffered dentil brick." (Sandehn, Nancy. "1821-1823 Frederick Avenue." Historic Inventory Form. BN-AS-016-065. Frederick Avenue Survey. July, 1981).



1821-1823 Frederick Avenue is a two-story two-part commercial block with brick cladding and a flat roof. It is a restrained interpretation of the Romanesque Revival style. Brick pilasters divide the primary elevation into two bays. Decorative brick work at the pilaster tops mimics capitals. Non-historic aluminum storefronts fill both first-story bays. The west storefront features a recessed center entrance with a non-historic aluminum door and transom. Fixed display windows flank the entrance and non-historic stucco covers the storefront transom. The east storefront features a historic wood door at the west edge and a three-part fixed display window at the east. Non-historic stucco covers the transom and separates the entrance from the display window. Both second story bays contain three-ganged arched windows with soldier brick lintels topped with two rows of header brick. A band of sawtooth brick spans the elevation between windows and pilasters. The west bay features historic 1/1 wood windows while the east bay windows are non-historic 1/1 aluminum rectangular windows with infilled arches. Coffered dentil brick accents the cornice. Glazed ceramic coping tops the parapet. A short brick chimney pierces the east parapet. Alterations to 1821-1823 Frederick Avenue include non-historic storefronts and non-historic windows in the east second-story bay. These alterations post-date the 1981 survey and occurred between 2013 and 2018. While non-historic, the storefronts fill historic masonry openings. Most historic material remains extant and character-defining restrained Romanesque Revival ornament and arched window bays are retained.





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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-071		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1822	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Norton Reo Motors/Consolidated Motors Kaiser-Fraser		9. Present/other name (if known): Missouri Glass, Inc.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1927	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: S.L. Simkin	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

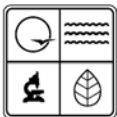
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapazoid	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Irregular	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This garage was built as rental property by S.L. Simkin, a real estate broker of the 1920's. It is on the same part of the block where James Pendleton had his contractors shop. This block had also previously been the location of the Silas McDonald home. The first tenant of the garage was apparently the Norton "Reo" Car Agency. There have been various automotive tenants through the years." (Sandehn, Nancy. "1822-1824 Frederick Avenue." Historic Inventory Form. BN-AS-016-066. Frederick Avenue Survey. July, 1981).

Throughout the 1950s and 1960s, this building housed various construction firms in addition to auto works, including Welsh Plumbing and Heating. Leo Roberston Tire Co. operated from this building in 1970 and Roberts Body and Equipment Co. occupied the building from 1973 to 1975. Occupants included: 1930: Arnold Strong Motor Co. 1935: Inter-State Auto Co. 1940: Jaggars Auto & Carriage Co (1822), Eugene Welty Garage (1824) 1945: Jaggars Auto & Carriage Co. 1949: Avenue Motors Inc. 1955: Modern Mtrs Paint & Body Shop 1960: Welsh Plumbing and Htg 1977: Bob Flay's Warehouse (1822), Mid-State Sales Co (1824)

1822 Frederick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETR Online. "1822-1824 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1822-1824 Frederick Avenue." Historic Inventory Form. BN-AS-016-066. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

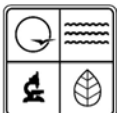
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1822-1824 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is built of hard fired red brick. There are two garage doors into the building as well as three pedestrian doors. Large show windows have a transom area which has been covered with wood. Pilasters on either end of the façade and on either side of the garage doors extend past the roof line and are capped with cement, as is the entire roofline. Above the windows there is a four course pattern brick window header. This pattern is also above the garage door." (Sandehn, Nancy. "1822-1824 Frederick Avenue." Historic Inventory Form. BN-AS-016-066. Frederick Avenue Survey. July, 1981).

1822 is a one-story brick automotive building with an irregular roof. The roof is flat at the north and convex at the south. The parapet is stepped, rising much higher at the primary elevation and north corners. The building is five bays wide. Brick pilasters with concrete caps define the bays and pierce the roofline. Non-historic aluminum storefront systems fill the first, third, and fifth bays. Vehicular entrances with non-historic overhead doors fill the second and fourth bays. Decorative brick in a basket weave pattern spans the



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elevation above the storefronts and vehicular entrances. Brick panels, outlined with header brick above the bays and soldier brick on the pilasters, span the primary elevation about the basket weave brick course. Concrete coping lines the parapet.

Alterations to 1822-1824 Frederick Avenue appear limited to the non-historic storefronts and post-date the 1981 survey. These storefronts were installed between 2008 and 2013. While the storefronts are non-historic, they are complimentary in style and fill historic masonry openings.



Missouri Glass Inc. 223

1824

MISSOURI  
GLASS

IF YOU SEE A DRUG OVERDOSE  
DON'T RUN  
CALL 911

When things go  
the wrong way  
you need a  
professional.



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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-072		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1823	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Agranoff Shoe Repair/Auto Supply Store/Avenue Veterinary Hospital		9. Present/other name (if known): Gold-N-Glaze Do-nut Shop	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1929	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Moses Nemsoff	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

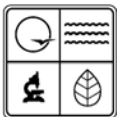
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Spanish/Mission	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2015 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Triangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Moses Nemzoff, who operated a grocery store across the street east. It was apparently built as rental property. Two long time occupants were Baris Agronoff, who ran a shoe repair business and the Marshall Auto Stores. Gold-n-Glaze has used this building for storage for a number of years." (Sandehn, Nancy. "1825-1827 Frederick Avenue." Historic Inventory Form. BN-AS-016-067. Frederick Avenue Survey. August, 1981).

Occupants: 1926: RW Seyler, auto repair 1930: Vacant 1935: Bares Agranoff, shoe repair (1825), Marshall's US Auto Supply Co. (1827) 1940: Bares Agranoff, shoe repair (1825), Marshall's Auto Stores (1827) 1945: Agranoff Shoe Repair, Avenue Vet. Hospital 1949: Bares Agranoff, shoe repair (1825), Avenue Veterinary Hospital (1827) 1955: Arganoff shoe repair (1825); Avenue Vet Hosp. (1927) 1960: not listed (1825); Vacant (1827) 1977: Babcocks Appliance Repair (1825), Gold-N-Glaze storage (1827). Gold-N-Glaze continues to occupy the building, however it operates as a bakery rather than storage. 1823 Frederick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1825-1827 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1825-1827 Frederick Avenue." Historic Inventory Form. BN-AS-016-067. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

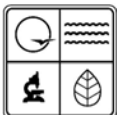
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1823 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The 'flatiron' building is built of buff brick. There are four segments of the building which are divided by brick piers. These piers extend past the roof line and are ornamented by tile brackets which are at a 90° angle to the face of the pier. Above the show windows there is a course of soldier brick, forming a sort of window header. The fixed transoms are of leaded glass. Panels of pattern laid brick on the façade are outlined in brick with tiles set into the corners." (Sandehn, Nancy. "1825-1827 Frederick Avenue." Historic Inventory Form. BN-AS-016-067. Frederick Avenue Survey. August, 1981).

1823 Frederick Avenue is a one-story commercial building with a flat roof, buff brick cladding, and triangular footprint. The primary elevation is four bays wide. A five-part non-historic aluminum storefront with a recessed entrance fills the third bay. Fixed display windows flank the entrance. Non-historic three-part fixed aluminum display windows fill the remaining bays. Historic transoms with leaded glass are present in each bay and soldier brick headers top the masonry openings. Panels of basket eave motif brick outlined with header brick are present above each bay. Mission style floral motif tiles accent each panel corner. Brick pilasters flank the bays and pierce the roofline. Mission style scrolled tile brackets accent each pilaster at the roofline. A metal and neon sign extends above



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the storefront. The east building corner is flattened. A non-historic fixed display window and stucco infill fill a former pedestrian entrance. A Decorative brick panel with tile accents and brick pilasters with tile brackets accent the narrow elevation. A secondary entrance with a non-historic metal door with glazing and metal awning, two stucco infilled window bays, and an infilled pedestrian pierce the rear elevation.

Non-historic aluminum storefronts alter the primary elevation. Prior survey records indicate a second storefront formerly defined the first bay. While the storefront and display windows are non-historic, they are complimentary in style and fill historic masonry openings. A non-historic display window and stucco infill have replaced a secondary entrance at the east corner elevation, however the historic masonry opening remains visible. These alterations appear associated with a 2015 remodel of the building. Most historic material, including character-defining brick and tile ornament and leaded glass transoms, is extant.



SUNSHINE  
PROPERTY SHOP

1825



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-073		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1826	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Service Ignition Co./Wilson & Walpert Sheet Metal		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1922	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: P.C. Bolliger	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

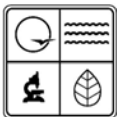
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2004; 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "F.C. Bolliger, a native of New Basel, Kansas, born in 1884, was in the blacksmithing business just east of this building when he had this building constructed as a sales and service shop for automobile batteries as well as ignition service. The shop was operated by Porter Srite, Jr., son of the assistant City Comptroller of the day, and James L. Pendleton, son of contractor James H. Pendleton, whose shop was at 1822 Frederick." (Sandehn, Nancy. "1826 Frederick Avenue." Historic Inventory Form. BN-AS-016-068. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Srite-Pendleton Service Co. 1930: Vacant 1935: Not listed 1940: Not listed 1945: Wilson & Welpert Sheet Metal Works Co 1949: Wilson & Welpert sheet Metal Works Co. 1955: Wilson & Welpert Sheet Metal Works 1960: Continental Exterminators 1977: Missouri Glass Inc. whol & retail Wilson & Welpert Sheet Metal occupied the building from the late 1940s through the mid-1950s. Continental Exterminators and Airway Furnace Co. were listed as occupants during the late 1950s through early 1960s. In 1970, Pittsburg Plate Glass, Inc. was an occupant while five years later Missouri Glass Co. was listed.

1826 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1826 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1826 Frederick Avenue." Historic Inventory Form. BN-AS-016-068. Frederick Avenue Survey. July, 1981.

Shaw, William, St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William, St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

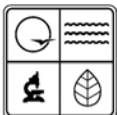
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1826 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The garage door entrance to the building is set off at 45° angle to street line. Large show windows and a pedestrian door have fixed transoms above. Façade of building has pater laid brick in a 3x3 pattern common to many structures on the Avenue. Cornice is coffered brick with parapet also capped with brick." (Sandehn, Nancy. "1826 Frederick Avenue." Historic Inventory Form. BN-AS-016-068. Frederick Avenue Survey. July, 1981).

1826 Frederick Avenue is a one-story brick automotive building with a flat roof. Two bays organize the elevation. A vehicular entrance with a non-historic overhead door defines the first bay. The bay fronts the street at a roughly 45-degree angle. The second bay contains two non-historic fixed display windows and a non-historic aluminum pedestrian door with glazing. Non-historic stucco



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infill surrounds the windows and door. Decorative brick panels with a basket weave motif top the bays. Corbelled brick accents the cornice.

Alterations since the 1981 survey include replacement of the historic storefront and paint removal from the brick cladding. The 2004 replacement of the historic storefront with incompatible components and infill compromises the integrity of the resource. However, the historic masonry openings remain intact. The overhead garage door was replaced between 2008 and 2013.



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FOR PROPERTY  
INFORMATION CONTACT:

RAY SISSON, CCIM  
816-390-7478





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1. Survey No. BN-AS-022-074		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1828	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Willis-Lucas Cadillac/Jewell T/Consolidated Motors		9. Present/other name (if known): Progressive Telecom Inc.	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1924	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J. Porter, Jr. and James Pendleton	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

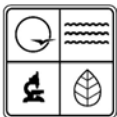
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): Pre-1949 <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built in 1924, by J. Porter Srite, Jr. and James Pendleton. They were in business next door and whether they intended to move here is unknown. The first tenant was apparently the Willis-Lucas Cadillac Company. This was the first of their three Avenue locations. In the late 1930's, and early 1940's, Jewell T. had its distribution center here and in the 1950's Consolidated Motors, Inc. offered Kaisers and Frazers for sale." (Sandehn, Nancy. "1828 Frederick Avenue." Historic Inventory Form. BN-AS-016-069. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Willis-Lucas Cadillac Co. 1930: Willis-Lucas Cadillac Co. 1935: Not listed 1940: Jewel Tea Co. 1945: Jewel Tea Co. 1949: Consolidated Motors Inc. 1955: Carnes Motor Co. used cars 1960: Rich Plan of St. Joseph 1977: Crossed Arroes Lanes & Equip. In the early 1960s Golden Rule Realty moved to this location and by 1975 Crossed Bows Archery club occupied the building.

1828 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1828 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1828 Frederick Avenue." Historic Inventory Form. BN-AS-016-069. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

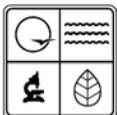
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1828 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A brick garage with a rectangular plan and flat roof occupies the southeast corner of the L-shaped lot and fronts N. 19<sup>th</sup> Street. A four-light historic window and corrugated metal infill occupies the south bay while a non-historic overhead door defines the north vehicular bay. A The garage is two bays wide. The exact construction date is unknown; however, it is likely contemporary to the primary resource. Sanborn maps indicate it historically served as a warehouse.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The 19<sup>th</sup> Street façade of this building shows that it is an older building which has been altered on the Frederick Avenue façade. On the 1924 façade there are large show windows with fixed transoms above. The original entrance door has been altered. The façade above the windows has inset panels of brick and the windows have a soldier course above them which serve as window headers." (Sandehn, Nancy. "1828 Frederick Avenue." Historic Inventory Form. BN-AS-016-069. Frederick Avenue Survey. August, 1981).

1828 Frederick Avenue is a one-story brick automotive building with a flat asphalt roof. Three bays organize the primary elevation. The first bay fronts the street at a roughly 45-degree angle and contains a recessed vehicular entrance with a non-historic overhead



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door. Non-historic stucco clads the elevation surface above the door. An undersized non-historic fixed aluminum window and non-historic stucco infill defines the second bay. A pedestrian entrance with a non-historic aluminum and glass door and two undersized non-historic fixed aluminum windows surrounded with non-historic stucco infill fills the third bay. Slightly inset brick panels with header brick borders are positioned above each bay. Concrete coping lines the parapet. A historic gabled addition extends from the rear and is minimally visible from the right of way. A sloped drive from 19<sup>th</sup> Street accesses a recessed garage entrance at this elevation. The garage door is non-historic corrugated aluminum. The date of construction is unknown; however, the addition is present by 1949. A one-story brick attached garage with a flat roof and rectangular plan abuts the east elevation of the rear addition and fronts N. 19<sup>th</sup> Street. Sanborn maps indicate this was historically a warehouse for the property.

Incompatible windows, pedestrian door, and stucco infill are post-1981 survey alterations to the second and third bays. Loss of historic material, including the character-defining storefront, compromise the historic character of the resource.





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1. Survey No. BN-AS-022-075		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1834	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): James H. Craig, Blacksmith/F.C. Bolliger, Blacksmith/Bolliger Motor Company		9. Present/other name (if known): Yu's Academy Martial Arts	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Recreation and Culture: Sports Facility

### HISTORICAL INFORMATION

12. Construction date: 1907	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: F.C. Bolliger	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

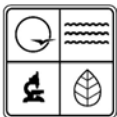
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): Pre-1969 <input checked="" type="checkbox"/> Altered Date(s): c.1975; c.1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
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### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was originally erected for F.C. Bolliger, as a blacksmith shop. From what can be seen on the 19th Street facade it was a barn-like structure. In 1924, at the same time as the construction of the garage next door, Bolliger had a new front constructed which is the same as that of the next door building. Bolliger went from blacksmithing to wagon and auto repair and finally to auto repair during the tenure of his business on the Avenue. In the 1950's, this was the showroom for the Kaiser-Frazer dealer." (Sandehn, Nancy. "1834 Frederick Avenue." Historic Inventory Form. BN-AS-016-070. Frederick Avenue Survey. August, 1981).

Occupants: 1921: FC Bolliger Blacksmith 1926: FC Bolliger auto and wagon works 1930: Bolliger Motor Co/Wagon Works 1935: Bolliger Motor Co. auto repair 1940: Bolliger Motor Co. auto repair 1945: Consolidated Motors Inc. 1949: Consolidated Motors Inc. 1955: Walter's Temp. Equip. Corp. 1960: Walter's Engineering & and temperature Equipment Sales 1977: Yu's Academy of Martial Arts. The current occupant has been at this location since 1975.

1834 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

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Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

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Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

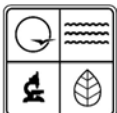
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1834 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The 19<sup>th</sup> Street façade of this building shows that it is an older building which has been altered on the Frederick Avenue façade. On the 1924 façade there are large show windows with fixed transoms above. The original entrance door has been altered. The façade above the windows has inset panels of brick and the windows have a soldier course above them which serve as a window header." (Sandehn, Nancy. "1834 Frederick Avenue." Historic Inventory Form. BN-AS-016-070. Frederick Avenue Survey. August, 1981).

1834 Frederick Avenue is a one-story brick commercial building. It is roughly rectangular in plan with a clipped northeast corner. The front half of the building has a flat roof while the rear half is gabled. A non-historic stucco sheath has been applied to the northeast corner parapet. The date of installation was not determined, however pre-dates 2008. The primary entrance is centered on the



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clipped northeast corner and contains a non-historic aluminum door with glazing. Glass block infill surrounds the entrance and may be a historic alteration which pre-dates the 1981 survey. This is likely associated with the 1975 conversion of the property from an auto store to a martial arts gym. Historic fixed aluminum display windows flank the entrance at the east and south elevations. Non-historic aluminum muntins subdivide some storefront windows, Plywood covers the south and west ends of the storefronts. Non-historic signage panels cover the storefront transoms. A secondary entrance is roughly centered on the east elevation and contains a non-historic slab door. Large sections of differing brick and mortar at the east elevation suggest it was altered at an unknown date.

Post-1981 survey alterations to 1834 Fredrick Avenue include a non-historic stucco sheath at the parapet, subdivision of the historic showroom windows, and infill of the east elevation bays.



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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-076		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1900	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Beckley Bros. Filling Station/Lunch Box Café		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road-Related	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: c. 1926	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Lawrence Weigert; Beckley Family.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

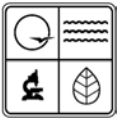
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Shingle	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1955 <input checked="" type="checkbox"/> Altered Date(s): 1974 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Synthetics	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Empire	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is the site of the first McIninch Dry Goods Store (see inventory #78). For a number of years, this corner was owned by the Backley Family and they operated a filling station, a restaurant, a used car business and a repair shop. The present realty company building is the sum of all these parts." (Sandehn, Nancy. "1900 Frederick Avenue." Historic Inventory Form. BN-AS-016-072. Frederick Avenue Survey. August, 1981).

This building was a restaurant from 1949 through the mid-1960s. By 1965, Dante's Restaurant is the occupant and remains so through 1973. In 1974, General Realty moved to this location and occupied the building during the previous survey. Occupants: 1926: Lawrence Weigert auto repair 1930: Beckley Bros. Filling Station 1935: Heckel Auto Co. Filling Station 1940: Barret Beckley Used Cars 1945: Lunchbox Restaurant 1949: Lunch Box Café 1955: Pinzino's Music Box rest 1960: Pinzino's Music Box rest 1977: General Realty.

This resource retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1900 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1900 Frederick Avenue." Historic Inventory Form. BN-AS-016-072. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1900 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A paved parking area with approximately six spaces is located at the north edge of the parcel. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building has been sheathed in rough car siding and a fake shingle roof in empire style has been added." (Sandehn, Nancy. "1900 Frederick Avenue." Historic Inventory Form. BN-AS-016-072. Frederick Avenue Survey. August, 1981).

1900 Frederick Avenue is a one-story commercial building with an irregular footprint and synthetic shingle empire roof. The rear portion of the building appears on a 1926 Sanborn map. The front ell addition was constructed in 1955. Rough wood pilasters and synthetic panels clad the primary (north), east, and west elevations. Vertical pressed wood siding clads the rear. The non-historic cladding is associated with a 1974 remodel of the building. Two pedestrian entrances pierce the primary elevation and contain aluminum doors with glazing. Fixed transoms top each entrance. Two-light sidelights accent the east entrance. A secondary entrance pierces the west elevation and contains a pair of hollow metal doors. 1900 Frederick Avenue lacks fenestration.

Incompatible, non-historic cladding and non-historic pedestrian doors significantly compromise the material integrity of 1900 Frederick Avenue.





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1. Survey No. BN-AS-022-077		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1901	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Midwest Federal Savings and Loan		9. Present/other name (if known): Farmers State Bank	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Financial Institution	11b. Current use: Commerce/Trade: Financial Institution

### HISTORICAL INFORMATION

12. Construction date: 1963	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1963	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner: Midwest Savings and Loan	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

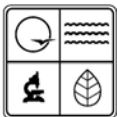
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed/Curtain Wall
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stone	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: Partial-width; open	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Midwest Federal Savings and Loan was founded by W.J. Schneider in 1923. The first office of Midwest was at 1924 Frederick in the Real Estate and Insurance Office of Schneider. It was organized under a state charter and received its Federal Charter in 1935. In 1963, MWFS&L built this new office and vacated their long time offices on the other side of the street." (Sandehn, Nancy. "1901 Frederick Avenue." Historic Inventory Form. BN-AS-016-073. Frederick Avenue Survey. August, 1981).

Occupants: 1965: Midwest Federal Savings and Loan 1970: Midwest Federal Savings and Loan 1977: Midwest Fed. Savings and Loan .

1901 Frederick is potentially individually eligible for listing under Criterion C for Architecture as an excellent example of Modern Movement Architecture in St. Joseph. If this nomination is pursued, an investigation into its history within the context of architecture in St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co ., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1901 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1901 Frederick Avenue." Historic Inventory Form. BN-AS-016-032. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

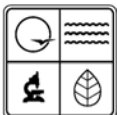
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1901 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. An asphalt paved parking lot with approximately fifteen spaces wraps around the east and north perimeter of the parcel. The parking lot historically was and currently is associated with the bank and would likely be contributing. Landscaping includes grassy areas and planting beds at the front of the site. Concrete curbs and sidewalks line most portions of the street.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building has window wall of smoke glass and the front façade is pre-finished panels of imitation stone. The entrance is covered by a cantilevered awning." (Sandehn, Nancy. "1901 Frederick Avenue." Historic Inventory Form. BN-AS-016-073. Frederick Avenue Survey. August, 1981).

1901 Frederick Avenue is a one-story Modern Movement bank with imitation stone panel cladding and mirrored finish glass curtain walls at the secondary elevations. Six imitation stone panels clad the primary elevation. Historic exterior lights are centered on each panel. An aluminum frieze accents the primary elevation and continues down the east and west corners of the elevation. A non-historic three-part aluminum storefront with a central entrance is centered on the primary elevation. Two non-historic aluminum doors with glazing fill the entrance and a fixed transom is positioned above. Two-part fixed windows with fixed transoms flank the entrance. All windows have wide horizontal mullions and narrow vertical muntins. A concrete porch extends from the entrance and is accessed



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at the south via a short run of concrete stairs. A concrete ramp accesses the porch from the east. Historic metal bar railings line the stairs, ramp, and porch sides. A drive-thru teller window pierces the rear elevation. A historic metal canopy shelters the window.

1901 Frederick Avenue does not appear significantly altered. While the storefront is a replacement it fills the historic opening and replicates the historic configuration. The concrete porch and ramp were also constructed in 2008, however replace an older porch of similar size, scale, and arrangement. 1901 Frederick Avenue does not otherwise appear altered and retains excellent historic character and integrity.





1901

**FSB**

FARMERS STATE BANK

FSB

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1. Survey No. BN-AS-022-078		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1906	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Farmers & Traders Bank		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Financial Institution	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1903	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: A.A. McIninch (Farmers & Traders Bank)	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

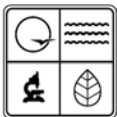
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 1/1; fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1970 <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by A.A. Mcininch for the Farmers and Traders Bank. As early as 1868, David and Amos Mcininch were listed at this location in the City Directory. The Farmers and Traders Bank was organized in 1903 by Mr. Mcininch who served as the Banks first president. Later presidents were Peter Ozenberger, A.M. Dougherty, Robert Archdekin and C.O. Cornelius. J.M. Ford II, the chairman of the board of the First National Bank of St. Joseph received an early part of his banking experience as Cashier of this bank, from 1937 until 1942 when the bank was purchased by the First National." (Sandehn, Nancy. "1906 Frederick Avenue." Historic Inventory Form. BN-AS-016-074. Frederick Avenue Survey. August,1981).

During the second half of the twentieth century tenants were varied and included an arthritis clinic in the 1940s and 1950s, Peerless Products in the late 1950s, and the Melody Music Co. in the 1970s. Occupants: 1921: Farmers & Traders Bank 1926: Farmers & Traders Bank 1930: Farmers & Traders Bank 1935: Farmers & Traders Bank 1940: Farmers & Traders Bank 1945: Bryan Hatchery 1949: Jennings Arthritis Clinic 1955: Harvey Minor chiro. 1960: Vacant 1977: St. Joseph Electric Supply Co. stge.

1906 Frederick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1906 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1906 Frederick Avenue." Historic Inventory Form. BN-AS-016-074. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1906 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A non-historic, corrugated metal shed with a side-gable roof is located at the rear. Sliding doors access the east elevation while a pair of hinged doors bisects the rear.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has center door and two single pane windows on either side of the door. Beneath the windows the wall is of glazed white brick. The door has fluted pilasters on either side which support a pediment door header. Above the door and windows is a panel of cast iron which is outlined with egg and dart molding. The cast iron stringcourse is ornamented with egg and dart molding. There are three windows on the second floor façade, the center one having a plain pediment window header and the two on either side having segmental pediments. These pediments are supported by brick pilasters raised brick and also stone ornamentation. The cast iron is supported by modillions and has a dentil trim frieze." (Sandehn, Nancy. "1906 Frederick Avenue." Historic Inventory Form. BN-AS-016-074. Frederick Avenue Survey. August, 1981).



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1906 Frederick Avenue is a two-story two-part commercial block with brick cladding, flat roof, and stepped parapet. The outer edges of the primary elevation recede slightly, forming a large raised brick panel in the center of the elevation which mimics pilasters and an entablature. A historic three-part storefront with a central entrance defines the first story and is a historic alteration. A historic wood door with glazing and a fixed transom fills the entrance. Fluted pilasters and a simple pediment accent the entrance. The recessed entryway shelters a historic cast iron stoop. Single-pane fixed display windows flank the entrance. Brick below the windows is glazed white. Historic cast iron lines the base of the elevation and connects to the stoop. A large transom spans the storefront. Asphalt sheeting covers the transom. Cast iron egg and dart molding surrounds the storefront. Cast metal molding with a scrolled and egg and dart motif separates the two stories. Three window bays organize the second story. Historic 1/1 windows fill the bays. The center-bay bottom sash is covered. Brick pilasters with cast metal capitals flank each window and support a brick entablature. Cast metal pediments top the entablatures. The outer bay pediments are semi-elliptical. An ornate cast metal cornice with modillions and a dentilled frieze ornaments the elevation. Two historic, 1/1 segmental arch wood windows pierce the west elevation at the second story. A large "3 V Cola" ghost sign is extant north of the windows. A short brick chimney pierces the west parapet above the sign.

1906 Fredrick Avenue does not appear significantly altered since the 1981 survey. It retains a historic storefront, character-defining ornament, and historic windows. While the storefront transom is covered, the historic size and shape are not obscured. The rear addition is not visible from the right of way and does not obscure the historic form or massing.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 205

1. Survey No. BN-AS-022-079		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1910-1912	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): A.A. McIninch Dry Goods/Schrier & Schneider Gen. Merchandise/I.O.O.F. Hall/Balsiger Hardware		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: c. 1880	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: A.A. McIninch	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

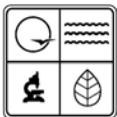
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 H; fixed display NH
24. Vernacular or property type:	31. Chimney placement: Rear parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Romanesque Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-'81 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "A.A. McIninch built this building for his Dry Goods and General Merchandise Store. As early as 1868, he and his brother are listed at this block. In addition to the store the second floor was a Public Hall. From the mid-1890's to 1918, Invincible Lodge #470, I.O.O. F. and Enterprize Lodge #140 Rebekkahs met here. Recently the Fred Siefert Lodge of the V.F.W. occupied the building. Other tenants of the building were the Balsiger Hardware Store, operated by brothers August and William T. Balsiger and the George Swide Hardware store. Immediately after the McIninch tenancy ended the Field Brothers operated a grocery store here. Siegel Field operated the hack to the State Asylum from his barn at the Northeast corner of 26th and Frederick. Following the Fields occupancy, we find W.J. Schneider and his partner in a general store. From the turn of the century until about 1920, this was a hardware store operated first by the Vogel Brothers and then the Balsiger Brothers. In 1921, George Swide was operating the C.B. Auto Salvage Company. Since that time there have been various auto and hardware supply stores, until the occupancy by the present firm." (Sandehn, Nancy. "1910-1912 Frederick Avenue." Historic Inventory Form. BN-AS-016-075. Frederick Avenue Survey. August, 1981).

Occupants: 1921:CB Auto Salvage Co. 1926: vacant 1930: Apex Garage (1910), IOOF Hall (1910 1/2), Jos. Marshall, auto access (1912) 1935: Fred. Ave. Hdw & Paint (1910-12), Invincible Lodge No. 470(IOOF)/Magnolia Camp No. 5154 (MW of A) (1910 1/2) 1940: Fred. Ave. Hdw & Paint (1910-12), VFW post 1668 (1910 1/2) 1945: Avenue Auto Service, WFW Post 1668 1949: Corp. Seifert Post 1668 VFW 1955: Kamler Sht. Mtl; Fred Seifert Corps Post 1668 VFW 1960: Tieman-Hess Electric Supply 1977: St. Joseph Electric Supply Co.

1910-1912 Frederick Avenue retains good historic character This resource retains integrity and may be potentially eligible for local designation. Further study of the resource within the context of St. Joseph as a whole is necessary to determine if such designation would be feasible.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1910-1912 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1910-1912 Frederick Avenue." Historic Inventory Form. BN-AS-016-075. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

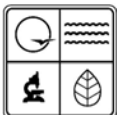
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1910-1912 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The entrance to the second floor public hall area is recessed at the east end of the façade. This façade has been sheathed with prefinished panels, in peach and black. The second-floor façade has eight windows in irregular spacing. These windows have stone semi-circular window headers. These window headers are connected to each other at the transom level of the headers. Below each window and its stone lugsill is a pattern brick inset. Just under the cast metal cornice is a row of corbelled pattern brick decoration. The parapet has a metal name plate attached to the center." (Sandehn, Nancy. "1910-1912 Frederick Avenue." Historic Inventory Form. BN-AS-016-075. Frederick Avenue Survey. August, 1981).

1910-1912 Frederick Avenue is a Romanesque Revival two-story two-part commercial block. The brick building has a flat roof and stepped parapet at the primary elevation. A short chimney pierces the stepped rear elevation. Architectural glass panels clad the primary elevation at the first story. Non-historic stucco clads the elevation below an eight-part replacement storefront. The stucco previously formed the base for architectural glass panels which have since been removed. A pedestrian entrance forms the sixth storefront part and contains a non-historic aluminum door with glazing and a fixed transom. Single-pane fixed display windows form the remaining storefront parts. Eight arched window bays organize the second story. Historic 1/1 wood windows fill the bays. The windows have cast stone sills and semi-elliptical lintels. An interrupted cast stone stringcourse spans the elevation in line with the lintel ends. Inset brick ornaments the second story between and underneath the bays. A cast metal dentilled cornice above a band of inset brick accents the elevation. A historic metal nameplate is centered on the parapet. The name is illegible.

Alterations to 1910-1912 Frederick Avenue include architectural glass panel cladding at the first story of the primary elevation and replacement fixed-display windows. The alterations pre-date the 1981 survey however the date of alteration is unknown. The second story retains its historic character-defining features.



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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 208

1. Survey No. BN-AS-022-080		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1914	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): W .J. Schneider Feed Store/Tourbier & Schneider Grocery/Ridpath Grocery		9. Present/other name (if known): D&G Pub and Grub	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1910	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: W.J. Schneider	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

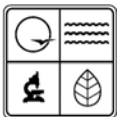
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1973 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built as a two-story building by W.J. Schneider in 1910. Schneider was the son of Nicholas one of the early Swiss settlers in the 102 River Valley of Northeast Washington Township and adjacent Andrew County. Moving to Town in 1898, he first ran a general merchandize store at 1910 Frederick, then apparently bought out the Woodson & Penney feed store at 1918 Frederick, after running this feed store for several years, he built this building in 1910 and moved the feed store to this location. After a fire in 1924, the building was remodeled into a one story building with a new front. In the 1930's, Chris Schneider and J.H. Tourbier (who later practiced as a Chiropractor at 1823 Frederick) operated a grocery store in this location. Chris Schneider was a cousin of W.J. Schneider. From the late 1930's, to the 1950's, Edwin Ridpath operated a grocery store at this location." (Sandehn, Nancy. "1914 Frederick Avenue." Historic Inventory Form. BN-AS-016-076. Frederick Avenue Survey. August, 1981).

Occupants: 1921: RE Bucker feed store 1926: AJ Fleming, hdwr 1930: EJ Eelling, hdw 1935: Tourbier & Schneider gros 1940: Edwin B. Ridpath, grocer 1945: Edwin B. Ridpath, grocer 1949: Edwin B. Ridpath, grocer 1955: Neo-Craft Sign Co. 1960: Neo-Craft Sign Co. 1977: Not listed

1914 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1914 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1914 Frederick Avenue." Historic Inventory Form. BN-AS-016-076. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1914 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot south of the building is paved with asphalt.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has been entirely covered with board and batten siding. A false shake roof extends from the façade and serves as a sort of awning. Above the roofline there is a coffered brick detail on the parapet." (Sandehn, Nancy. "1914 Frederick Avenue." Historic Inventory Form. BN-AS-016-076. Frederick Avenue Survey. August, 1981).

1914 Frederick Avenue is a one-story, narrow brick commercial building with a flat roof. A board and batten sheath covers the storefront. A non-historic pedestrian entrance pierces the sheath and contains a non-historic hollow door. A shed roof with false shakes above the board and batten sheath extends to shelter the entrance. No fenestration is visible. The shed roof and sheath extend onto the neighboring building, 1916-1918 Frederick Avenue.

The application of a board and batten sheath significantly alters 1914 Frederick Avenue. The sheath was applied in 1973 in association with the combination of 1914 and 1916-1918 Frederick. The sheath obscures most of the historic masonry façade. The pedestrian entrance was created post-1981.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 210

1. Survey No. BN-AS-022-081		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1915	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Ozenberger Ice Cream Store		9. Present/other name (if known): Lankford Fendler Consulting Engineers	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: c. 1915	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.E. Smith	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

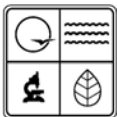
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Trapazoid	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

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National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was apparently built in about 1915 and was occupied by a shoemaker, J. E. Smith. At the time Lawrence Ozenberger built his new automobile garage he put a new facade on the Frederick Avenue and east sides. In 1932, Homer Ozenberger who was the great grandson of one of the early Swiss settlers in the 102 River Valley of Northeast Washington Township and graduated from law school and was to enter practice when his elder brother Nelson was killed in an auto accident. Not wishing to begin the practice of law at this time, he began making and selling ice cream in this shop which is adjacent to the ice house which his father had operated. The business which Homer began with was one counter freezer capable of making two or three gallons of ice cream, grew into a wholesale operation which supplied stores in a four state area as well as this retail outlet and for a few years, one on the south side at King Hill and Lake Avenue. The former Ice House was turned into the manufacturing plant for Ozenberger Ice Cream." (Sandehn, Nancy. "1915 Frederick Avenue." Historic Inventory Form. BN-AS-016-077. Frederick Avenue Survey. August, 1981).

Occupants: 1921: JE Smith shoemkr 1926: JEF Shor Repair 1930: Not Listed 1935 Not Listed 1940: Ozenberger Ice Cream Co. 1945: Ozenberger Ice Cream Co. 1949: Ozenberger Ice Cream Co. 1955: Ozenberger Ice Cream 1960: Ozenberger Ice Cream 1977: Baskin Robbins Ice Cream. An ice cream shop under various ownership occupied the building from Ozenberger's initial occupation through the early 1980s. In 1966, Ozenberger sold the property and a franchise of Baskin Robbins was opened in 1967. 1915 Frederick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

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Google Streetview, 2019.

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NETROnline. "1915 Frederick Avenue" [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

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Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

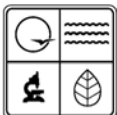
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1915 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A small, parking lot with four spaces occupies the east half of the lot. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This small building has large show windows on both the south and east facades. Entrance doors are at the east end of the front wall and north end of the east wall. Doors are not original. Transoms have been covered with aluminum. There is a brick stringcourse above the window level. There is a panel on the parapet created by a course of raised brick which holds the business sign of "Baskin Robbins" as it once did Ozenbergers. The Ozenberger neon sign was an ice cream cone." (Sandehn, Nancy. "1915 Frederick Avenue." Historic Inventory Form. BN-AS-016-077. Frederick Avenue Survey. August, 1981).



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1915 Fredrick Avenue is a one-story brick commercial building with a flat roof and concrete coping. Non-historic stone clads the west elevation. A non-historic five-part aluminum storefront pierces the primary elevation. It contains four single-pane fixed display windows and one pedestrian entrance, located at the east end. The entrance contains an aluminum door with glazing and a fixed transom. A non-historic aluminum framed awning shelters the storefront and obscures the storefront transom. A brick panel with concrete corner accents is centered above the storefront. A four-part fixed display window and secondary pedestrian entrance pierce the east elevation. A matching awning and brick panels are centered above.

Alterations since the 1981 survey include replacement display windows and doors, replacement awnings, and removal of a large metal sign at the southeast corner of the roof. The storefront and window replacement occurred between 2008 and 2013. The loss of the historic storefront and application of non-historic stone cladding to the west elevation compromises the material of the resources. However, the storefront fills the historic opening and is complimentary in style. The stone cladding is on a secondary elevation.



Lankford Fendler

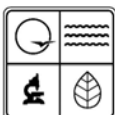
Consulting Engineers

Lankford Fendler

Consulting Engineers

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1. Survey No. BN-AS-022-082		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1918	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Schneider Feed/ Burvenich Drugstore/LT Tenyer Barber Shop/D&G Tavern		9. Present/other name (if known): D&G Pub and Grub	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1910	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: W.J. Schneider	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

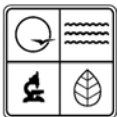
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display; 1/1
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: Exterior, east elevation	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1973 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "W.J. Schneider, a native of Andrew County and a member of the Swiss colony of the 102 River Valley moved to town from the family farm and soon after apparently bought out the Woodson and Penny Feed Store at this location. By 1910, he constructed the new building at 1914 Frederick for his feed store and this building as rental property. At that time he also stacked baled hay in the back of this building. The first tenant in this building was Thomas Boulware a paperhanger who had previously been with Henry Voss. In 1924, Anton Burvenich had moved his drug store to this location from 1725 Frederick. Since the mid-1930's, there has been a restaurant and tavern in the east half of this building. D & G is one of the most popular restaurants in the City of St. Joseph...This is two-thirds of the original building, the one-third to the west having been lost in a fire" (Sandehn, Nancy. "1916-1918 Frederick Avenue." Historic Inventory Form. BN-AS-016-078. Frederick Avenue Survey. August, 1981).

Occupants: 1921: TH Boulware paints/TW King 1926: LT Tenyear, barber 1930: Tenyer & O'brien, barbers (1916), Miller Bros. lunch (1918) 1935: Louis Tenyer, barber (1916), Louis Tenyer (1916 1/2), Miller & Stahl liquor/Arch. Harrington, rest (1918) 1940: Louis Tenyer, barber (1916), Edwin Ridpath (1916 1/2), Miller & Stahl liquor/Gus Papadas, rest (1918) 1945: Louis Tenyer, barber (1916), Vacant (1916 1/2), D&G Tavern (1918) 1949: Louis Tenyer, barber (1916), Louis Peery (1916 1/2), D&G Tavern/Sheffler Ray, rest (1918) 1955: D&G Tavern 1960: Tenyer Barer Shop (1916); D&G Tavern (1918) 1977: D&G Tavern.

D&G continues to occupy the building. 1918 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1916-1918 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1916-1918 Frederick Avenue." Historic Inventory Form. BN-AS-016-078. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

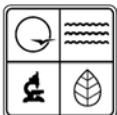
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1918 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. Non-historic, post-1981 metal fencing encloses a patio. The small portion of the lot south of the building is paved with asphalt.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor façade has been covered with board and batten siding. A false shake roof extends from the façade, acting as a sort of awning. This is two-thirds of the original building, the one-third to the west having been lost in a fire. There are five windows on the second floor façade with flat arch brick voussoirs and cement lugsills. Beneath the window is the same brick pattern found on the McIninch building. Above the windows the brick pattern found on the McIninch building has also been copied on



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this later building. The cast metal cornice is identical also." (Sandehn, Nancy. "1916-1918 Frederick Avenue." Historic Inventory Form. BN-AS-016-078. Frederick Avenue Survey. August, 1981).

1918 Frederick Avenue is a two-story two-part commercial block. It has a flat roof and brick cladding. A board and batten sheath clads the first story at the primary elevation. A shed roof with false shakes above the board and batten sheath extends to shelter the entrance. The shed roof and sheath extend onto the neighboring building, 1914 Frederick Avenue. Three bays pierce the board and batten sheath. Non-historic aluminum doors with glazing fill the first and fourth bays, while non-historic fixed aluminum windows fill the center two bays. The second bay is pentagonal in shape and the third is rectangular. Five bays organize the second story. Non-historic 1/1 windows and infill panels fill the bays. Inset brick ornaments the elevation below each second-story bay and below the cornice. A historic cast metal cornice with dentils spans the elevation. Two brick chimneys are located at the east elevation.

1918 Frederick Avenue has been altered through the application of a board and batten sheath at the first story and the loss of historic windows and doors. The sheath was applied in the early 1970s in association with an extensive remodeling project which included the combination of 1916-1918 with 1914. A third building, 1920-1924 was incorporated shortly after the 1981 survey. Post-1981 alterations include replacement of the paired primary entrance doors with a single aluminum and glass door, second-story replacement windows, and removal of second-story window shutters. Although replacement windows, the historic second story fenestration pattern, and ornament, remain intact.





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1. Survey No. BN-AS-022-083		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1920-1924	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Puritas Food Co./Western Dairy/Midwest Savings & Loan/Universal Auto & Hardware		9. Present/other name (if known): D&G Pub and Grub	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Restaurant

### HISTORICAL INFORMATION

12. Construction date: 1888	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Henry Mack	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

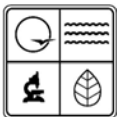
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed-single pane
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2008-2009 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Henry Mack who was a hostler at Ashbrooks Pennsylvania House immediately after the Civil War, and during the 1870 's and 1880's operated a saloon across the street from this location. At the time he built this building, his residence was about where Joe Welty's Garage is now (see inventory #84). It was always a rental property. Among the tenants are the Puritas Food Company, (in 1889, George Bauer was manufacturing and selling nut foods and cereals), Western Dairy Ice Cream branch Depot, W.C. Burt Hardware, Ray Burri Drugs, Universal Hardware (since 1940) and of course the various Schneider enterprizes[sic], including Midwest Federal Savings and Loan...This building was originally built as two stories but after a fire in the mid-1920's W.J. Schneider rebuilt the first floor and put on a new front. This building matches that at 1914 Frederick." (Sandehn, Nancy. "1920-1922-1924 Frederick Avenue." Historic Inventory Form. BN-AS-016-079. Frederick Avenue Survey. August,1981).

Occupants: 1921: SE Adams barber (1920), WC Burt hdw (1922), Schnieder & Schneider real est 1926: Vacant (1920-1922); Midwest Savings & Loan (1924) 1930: Fashion Shirt Shop (1920), Midwest Savings & Loan Assn. (1924) 1935: Rollie Kinnison, drugs (1920), Universal Auto Suppl (1922), Midwest Savings & Loan Assn. (1924) 1940: Universal Auto Suppl & Hardware Stores (1920-22), Modwest Fed. Savings & Loan Ass. of St. Joe (1924) 1945: Universal Auto Suppl & Hardware Stores (1920-22), Modwest Fed. Savings & Loan Ass. of St. Joe (1924) 1949: Universal Auto Suppl & Hardware Stores (1920-22), Zeidler Ins Agcy (1924) 1955: Universal Auto Sup. & Hdw. Stores 1960: Universal Auto Sup. & Hdw. Stores 1977: Univ. Auto Supply & Hardware Store (1920), Winston Realty Co. (1924)

Shortly after the 1981 survey 1920-1924 Frederick was combined with the neighboring D&G Tavern and housed the restaurant's catering kitchen. At this point the storefronts were infilled with wood or a similar temporary material as seen on 2008 imagery. In 2009, brick was used to more permanently infill the historic masonry openings. 1920-1924 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

Hall, Jennifer. "End of an Era in St. Joe: D&G Closes." *St-Joseph News Press*. March 10, 2009. A3

NETROnline. "1920-1924 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1920-1924 Frederick Avenue." Historic Inventory Form. BN-AS-016-079. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

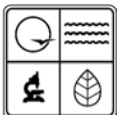
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1920-1924 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The small portion of the lot south of the building is paved with asphalt.



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41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The east section of the first floor façade has been altered with new door and board and batten siding over the windows. West 2/3 of the building has recessed doors with show windows on either side. Segments of building are separated by brick pilasters. Cornice is coffered brick. This building was originally built as two stories but after a fire in the mid-1920's W.J. Schneider rebuilt the first floor and out on a new front. This building matches that at 1914 Frederick." (Sandehn, Nancy. "1920-1922-1924 Frederick Avenue." Historic Inventory Form. BN-AS-016-079. Frederick Avenue Survey. August, 1981).

1920-1924 Frederick Avenue is a one-story brick commercial block. Three historic storefront bays have been infilled with brick. A single non-historic fixed window pierces the third bay. Brick pilasters define the bays and continue through the parapet. Coffered brick ornaments the elevation between the pilasters. Inset concrete diamond motifs are centered above each bay, below the ornamental brick. A one-story brick addition with a stepped parapet extends from the year. Concrete block infills most bays. A non-historic aluminum door with glazing access the addition at the east elevation. The addition is not visible from the main right of way.

The historic storefront bays were infilled post-1981, likely when the building was combined with the adjacent 1916-1918 Frederick Avenue. The infill significantly alters the appearance and material integrity of the primary elevation.





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1. Survey No. BN-AS-022-084		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1925	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Ozenberger Ice House/Thames Motor Company/Carnes Motor Co/National Biscuit Co/Sherwin Williams Paint Store		9. Present/other name (if known): St. Joe Cab	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1920	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Lawrence Ozenberger	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

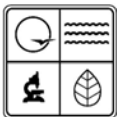
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 16-light H; fixed display NH
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Rear parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1930 <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Lawrence Ozenberger, a grandson of one of the four Swiss brothers who settled in the 102 River Valley in Northeast Washington Township began an ice business about the turn of the Century. He dug ice from the 102 River and initially sold it from an icehouse at the site. By 1923, he had moved his ice business to this location on the Avenue. In 1930, he constructed this Auto Sales garage whose first tenant was Hal Thames (see inventory #32). Thames sold the Auburn Automobile. Later tenants were the Carnes motor Company which sold Studebakers, the National Biscuit Company and Sherwyn-Williams Paint Store." (Sandehn, Nancy. "1925 Frederick Avenue." Historic Inventory Form. BN-AS-016-080. Frederick Avenue Survey. August, 1981).

Occupants: 1921: Smith Dairy Mnfg Co. 1930: Westlawn Creamery Co. 1930: Westlawn Creamery Co. 1935: Vacant 1940: Carnes Motor Co. 1945: National Biscuit Co 1949: National Biscuit Co. 1955: National Biscuit Co. 1960: Sherwin Williams Co. paint 1977: St. Joseph Auto & Furniture Fabric.

Sherwin-Williams occupied the building from the early 1960s until the early 1970s. By 1975, St. Joe Auto Fabric was the tenant. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1925 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1925 Frederick Avenue." Historic Inventory Form. BN-AS-016-080. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

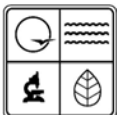
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1925 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. An informal gravel alley and small parking area occupies the west end of the lot. A vacated portion of the alley immediately south of the building functions as a parking lot, but is outside the legal parcel.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has angled entrance above which is a pediment of brick, which like the rest of the parapet is capped with cement. The parapet is ornamented with panels formed by raised brick, with a tile at each corner. There is a brick cornice and also a brick stringcourse. There are large show windows on both the Frederick Avenue and 20<sup>th</sup> Street facades as well as garage door entrance near the north end of the 20<sup>th</sup> Street façade." (Sandehn, Nancy. "1925 Frederick Avenue." Historic Inventory Form. BN-AS-016-080. Frederick Avenue Survey. August, 1981).

1925 Frederick Avenue is a one-story brick commercial building with a clipped southeast corner. The south half of the roof is flat while the north is barrel roof. A high brick parapet with concrete coping lines the south and east rooflines. Short brick piers with concrete caps pierce the parapet and create a shallow crenellation effect. A brick chimney is roughly centered at the rear parapet. A corbelled brick cornice and brick panels with header brick borders and concrete corner accents ornament the street-facing elevations below the parapet. The primary entrance is located at the clipped corner and contains a pair of non-historic aluminum doors with glazing. A non-historic aluminum storefront system with single-pane fixed display windows flanks the entrance and wraps around to the south and east elevations. A non-historic hipped corrugated metal awning shelters the storefront. A pair of small, six-light metal windows with a continuous header brick sill pierces the south elevation at awning-level. A vehicular entrance is centered on the east elevation and contains a non-historic overhead door. A second storefront to the north has been infilled with non-historic vertical wood. A historic metal door with glazing remains visible at the south end of the storefront. Non-historic corrugated metal sheeting covers the storefront transom. Eight bays pierce the rear elevation. The east six bays contain single and paired sixteen-light historic steel windows with pivot sashes. A historic wood door with a historic single-pane transom defines the seventh bay while a vehicular entrance defines the eighth bay. The vehicular bay overhead door is non-historic. Two brick additions constructed between c. 1920 and 1949 extend to the west. A three-part non-historic aluminum storefront organizes the center addition while three non-historic fixed aluminum windows organize the west addition. Brick pilasters divide the west elevation and a mixture of historic six-light windows and non-historic fixed windows, one infilled vehicular bay, and one pedestrian entrance pierce the west elevation. Infilled display windows and vehicular bays pierce the rear of the additions.

1925 Frederick Avenue has been altered since the 1981 survey. A brick pediment has been removed from the clipped corner parapet and the historic storefronts have been replaced. These alterations occurred between 1981 and 2008, however could not be further refined. Corrugated metal now clads the awning, which was previously shingle. While the storefronts are replacements, they fill historic openings. An attached garage and storage facility has been converted to a separate storefront on the south elevation. Historic windows remain extant at the north and south elevations. The awning and parapet alterations are minor material alterations. 1925 Frederick Avenue retains good historic character.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-085		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1928	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Horse Car Stable/Street Car Stable/Reynolds Livery Stable		9. Present/other name (if known): Carol's II: Used Furniture	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1878	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Frederick Avenue Horse Car Lines	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

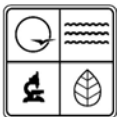
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Corrugated	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: West parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Gambrel	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1878, the Frederick Avenue Horse Car Lines was built, running from the corner of 8th and Edmond to the end of Frederick Avenue. (which was at that time about 24th Street). The front-portion of this building was the horse stable. The Frederick Avenue line was acquired by the Peoples Street Railway Electric Light and Power Co. and the route was electrified. This building was then turned into a livery stable and remained such until it was converted to an automobile repair garage in 1922, which is probably also the date of the false front. In the 1940's and 1950's, at least a part of the building was used as a warehouse for the 7-Up bottling Company. In the late 1950's, this was the first of three locations in the immediate vicinity of St. Joseph Auto Fabric. Current tenant, the Hatfield Rifle Works is a maker of handcrafted black powder rifles. " (Sandehn, Nancy. "1926 Frederick Avenue." Historic Inventory Form. BN-AS-016-081. Frederick Avenue Survey. August, 1981).

Occupants: 1880: Horse car stable 1885: Horse car stable 1890: Streetcar stable 1890: Streetcar stable 1890: Streetcar stable 1910: People Electric Railway livery 1910: People Electric Railway livery 1926: Avenue Pet Shop 1930: Chas Parker 1935: Modern Cleaners 1940: Paul Kimberlin 1945: Vacant 1949: Safety Lane Garage 1955: 7-Up Bottling Co. whse 1960: 7-Up Bottling Co. whse 1977: Joe Welty's Gun Exchange

The 1949 city directory lists Safety Lane Garage as the occupant. St. Joseph Auto Fabric occupied the building into the late 1950s and continued to occupy portions of it into the late 1970s. The Frederick Avenue Outlet, a furniture store, occupied a portion of the building in 1975. The St. Joseph Gun Exchange (associated with "Hatfield" began to occupy portions of the building beginning in 1976.

This resource was recorded as 1926 Frederick Avenue in the 1981 survey. Due to alterations, 1926 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1928 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1928 Frederick Avenue." Historic Inventory Form. BN-AS-016-081. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

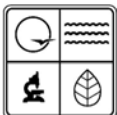
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1928 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



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41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a false front added onto a much older building. Windows on second floor level have cement lugsills and flat arch voussoirs. There is a garage door in the center of the façade and two shop fronts on either side... This is a false front added onto a much older building" (Sandehn, Nancy. "1926 Frederick Avenue." Historic Inventory Form. BN-AS-016-081. Frederick Avenue Survey. August, 1981). The 1981 survey reference to a false-front pertains to a masonry front obscured by the current plywood signage boards.

1928 Frederick Avenue is a two-story commercial block with a non-historic shallow, corrugated metal, gambrel roof. Plywood boards obscure the roofline at the primary elevation. The brick cladding is painted. Three bays organize the primary elevation. A four-part non-historic anodized aluminum storefront defines the first bay while a two-part non-historic storefront defines the third. A vehicular entrance with a non-historic overhead door defines the center bay. The outer bays retain historic 1/6 and 1/5 transoms respectively. The glazing in both transoms was covered or removed prior to the 1981 survey. While the transom frames appear historic, it is unclear of glazing remains. Two stucco clad chimneys pierce the west parapet.

1928 Frederick Avenue has been significantly altered since the 1981 survey. The northeast corner of the roofline has been altered and the brick cladding has been painted. The historic storefronts have been replaced.

# Carols II

## USED FURNITURE





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-086		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1930	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Avenue Veterinary Hospital		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Agriculture/Subsistence: Animal Facility	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1922	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Avenue Small Pet Hospital	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

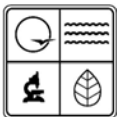
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 24-light
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Exterior, rear	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1928 <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Built in the early 1920's, as a veterinary hospital, it was the office of at least three different veterinarians in a period of about five years. In 1928, Welty brothers extended the building and moved their auto repair business into this building and it remains a garage today under the same name, but with new ownership by a mechanic who worked for Welty." (Sandehn, Nancy. "1930 Frederick Avenue." Historic Inventory Form. BN-AS-016-082. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Avenue Small Pet Hospital 1930: Vacant 1935: Apex Garage 1940: Jos. B. Welty garage 1945: Jos. B. Welty auto repair 1949: Joe B. Welty auto repair and A.A. Welding Co. 1955: Joe Welty Garage 1960: Joe Welty Garage 1977: Joe Welty's Garage.

This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1930 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1930 Frederick Avenue." Historic Inventory Form. BN-AS-016-082. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1930 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The front section of the garage is brick, and the rear section is block." (Sandehn, Nancy. "1930 Frederick Avenue." Historic Inventory Form. BN-AS-016-082. Frederick Avenue Survey. August, 1981).

1930 Frederick Avenue is a one-story brick automotive building with a flat roof and high parapet. The brick cladding is painted. Two bays organize the primary elevation. A vehicular bay with a non-historic overhead door defines the east bay while a pedestrian entrance with a non-historic paneled door defines the west bay. A low concrete step accesses the entrance. Three bays organize the west elevation. Paired twenty-four light historic steel windows define the bays. Four bays pierce the rear elevation. The west three are window bays while the east bay is a pedestrian entrance. All rear elevation bays have been boarded. A narrow exterior chimney is located between the west-two bays.

1930 Frederick Avenue has been altered since the 1981 survey through pedestrian and garage door replacements as well as painting of the exterior. While non-historic, the vehicular and pedestrian entrance doors fill historic openings and maintain the historic organization of the primary elevation. Historic windows remain at the west elevation and historic masonry openings are intact at the rear. 1930 Frederick Avenue retains good historic character





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STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-087		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1932	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Robertson's Conoco Station		9. Present/other name (if known): PJ's Lawn Service	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1935	15. Architect: Continental Oil Co. (Conoco) (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1935-1965	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Transportation; Architecture	17. Original or significant owner: Continental Oil Co. (Conoco)	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

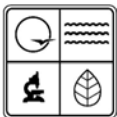
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 12-light
24. Vernacular or property type:	31. Chimney placement: North and south slopes	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Tudor Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-1977 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: T-Shaped	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 8	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Complex	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This corner was a service station site as early as 1923. Conoco began using this site in 1933 with Clyde Whittington as the lessee. In 1936, Conoco built this new station and in 1939 Raymond Robertson became the lessee. Robertson was here until 1955 when he left the service station business. The station remained in operation until about 1965, since that time it has been used as office space...The service station was built in the Continental Oil Company Corporate style of circa 1930." (Sandehn, Nancy. "1932 Frederick Avenue." Historic Inventory Form. BN-AS-016-083. Frederick Avenue Survey. August, 1981).

1932 Frederick Avenue was used as office space for varying tenants from c. 1965 to the mid-1970s. During the mid-1970s the Mini-Zoo, a collection of reptiles sponsored by the St. Joseph Herptile association, occupied the building. After the zoo's closure the building was once again used for office space.

Occupants: 1935: Continental Oil Co., fill station 1940: Raymond H. Roberston, filling station 1940: Raymond H. Roberston, filling station 1949: Raymond H. Roberston, filling station 1955: Roberston Serv. Sta. 1960: Ellsworth Conoco Service gas sta 1977: Ron Carlson's Paintin[sic] Place

This resource is a unique intact example of early twentieth century service station corporate styles and reflects a period of transition on Frederick Avenue as the automobile rose in popularity. The Robertson's Conoco Station at 1932 Frederick Avenue retains integrity and is potentially eligible for listing under Criterion C for Architecture. If this nomination is pursued, an investigation into its history within the context of architecture in St. Joseph would be required to determine whether it is feasible to pursue a National Register nomination. It is also potentially eligible under Criterion A in the area of Transportation. for its associations with transportation on Frederick Avenue, a primary transportation corridor in St. Joseph. Further study is needed.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

"Mini-Zoo is a Good Idea." *St. Joseph News-Press*. June 19, 1977.

NETROnline. "1932 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1932 Frederick Avenue." Historic Inventory Form. BN-AS-016-083. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

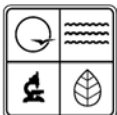
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1932 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A concrete, informal parking area extends from the west elevation. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



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41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This service station is built in the Continental Oil Company Corporate style of circa 1930. Large multipaned windows have flat arch voussoirs as does the entrance door. Windows in garage section are glass block with pivoted window at low center. The façade is of white glazed brick." (Sandehn, Nancy. "1932 Frederick Avenue." Historic Inventory Form. BN-AS-016-083. Frederick Avenue Survey. August, 1981).

1932 Frederick Avenue is a one-story brick service station with a T-shaped plan. A five-plane conical hipped roof ell is offset south on the west elevation of a gabled ell. Both ells have asphalt roofs. Short white glazed brick side-slope chimneys pierce the north and south slopes of the conical roof. The brick cladding is glazed white. The west elevation is the primary elevation. The primary entrance is centered on the conical ell and contains a non-historic door with glazing. Historic twelve-light steel windows with brick sills centered on the remaining conical ell planes. Non-historic aluminum-framed awnings shelter each conical ell bay. The north-two bays are located in the gabled ell and contain historic glass block with a central pivot sash. A secondary entrance located in the gabled ell defines the south bay and contains a wood door with boarded glazing. A vehicular bay with a non-historic door is centered on the north elevation while two historic window bays are centered on the south elevation. Historic wood vents are centered in both gable apexes.

1932 Frederick Avenue does not appear significantly altered from its historic appearance. While the glass block windows are alterations, they appear to be historic alterations which have since gained significance. The pedestrian and vehicular doors are non-historic, however fill historic bays.



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1. Survey No. BN-AS-022-088		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1934	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Adam Knapp Feed Store/Herff Brooks Motor Sales/Apex Garage St. Joseph Auto Fabric		9. Present/other name (if known): Choice Printing Solutions of St. Joseph	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1900	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Adam Knapp	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

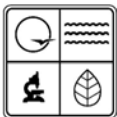
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed single pane
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 6	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built in 1900 by Adam Knapp to house his feed store. Knapp, a native of Germany, born 1862, had first settled in the 102 River Valley with his parents, Adam and Eva Knapp. After his marriage to Lena Walters, he moved into town and started this feed business. In 1915, this became an automobile agency which sold the Herff-Brooks and Pullman Autos. In 1924, it was the location of Joe Welty's Apex Garage, which moved across Calhoun Street to its present location in 1928 (see inventory #84). For a short period of time the Burger Motor Company occupied this building while waiting for the construction of their new building across the street east. After Burger's move to their new quarters, this became the Eierdanz Poultry House. In the late 1950's, the St. Joseph Auto Fabric Company was in this location, where they remained until moving to 1925 Frederick...The façade of the building has recessed door with large show windows on either side. This configuration apparently dates from the 1915 renovation which altered this building from a feed store to a motor car agency. " (Sandehn, Nancy. "1934 Frederick Avenue." Historic Inventory Form. BN-AS-016-084. Frederick Avenue Survey. August, 1981).

Occupants: 1900:Adam Knapp feed store 1900:Adam Knapp feed store 1915:Herff-Brooks Motor Sales 1921: Boyd Motor co. 1926: Apex Garage 1930: Leland Kleinschmidt, feed 1935: Eierdanz Poultry Co. 1940: Not Listed 1945: Not listed 1949: Not listed 1955: Safety Lane Garage 1960: St. Joseph Auto Fabric 1977: Airway Furnace Co.

St. Joseph Auto Fabric occupied this location from the late 1950s through the mid 1970s. 1934 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1934 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1934 Frederick Avenue." Historic Inventory Form. BN-AS-016-084. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

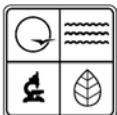
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1934 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. North 20<sup>th</sup> Street to the east retains its historic brick road surface.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The façade of the building has recessed door with large windows on either side. This configuration apparently dates from the 1915 renovation which altered this building from a feed store to a motor car agency. The window and door surrounds have been covered with metal panels. The building has a stepped gable and the parapet has a diamond inset of brick." (Sandehn, Nancy. "1934 Frederick Avenue." Historic Inventory Form. BN-AS-016-084. Frederick Avenue Survey. August, 1981).



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1934 Frederick Avenue is a one-story brick commercial block with a flat roof. The parapet is stepped at the primary and rear elevations. Contrasting brick lines the parapet. Six bays organize the primary elevation. A recessed entrance defines the fourth bay and contains a non-historic aluminum door with glazing. Non-historic single-pane fixed display windows define the remaining bays. Non-historic vertical wood infill surrounds the bays. A transom spans the elevation above the bays. Narrow wood planks cover the transom. A header brick string course accents the elevation above the transom and inset brick in a diamond pattern is centered on the elevation. A vehicular bay is centered on the rear elevation and contains a non-historic overhead door. A window bay adjacent to the vehicular bay contains a historic steel mullion and frame and non-historic glazing. Rebar grids are present behind the glazing. Irregular fenestration pierces the east elevation. Most east elevation bays are infilled.

The post-1981 loss of the historic storefront and installation of non-historic wood infill at the primary elevation compromises the material historic character of the resource. Most secondary elevation bays have been infilled or contain non-historic windows or doors.

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1. Survey No. BN-AS-022-089		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2001-2003	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Colored Childrens School/Alex Kearful General Merchandise/Kearful & Schaeffer & Claus Grocers (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Vacant Lot

### HISTORICAL INFORMATION

12. Construction date: 2016	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

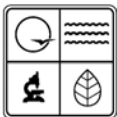
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2016 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Phillip Slattery had a grocery store at this corner in the early 1880's. In the 1889 City Directory, the Frederick Avenue Colored School is in this building as well as Alex Kearful, harness maker. In 1892, the building was enlarged and the listing becomes Alex Kearful General Merchandise. By 1897, John Schaefer has joined the firm as a clerk and by 1902 as a partner. John Schaefer's son recalls that there were "blackboards" painted on the walls of the second floor living quarters. The elder Mr. Schaefer, a native of Bavaria, who had come to the U.S. in 1867-1868 with his parents. Andrew Schaefer, the father was a fine furniture maker who was employed by Louis Hax. His residence was on the site of the Meierhoffer-Fleeman Funeral Home. (see inventory #88) John Schaefer was in business on this corner until the early 1930's. There have been various tenants since that time including a barber, Ernest Dunavant and Pat Hatfield Realty." (Sandehn, Nancy. "2001-2003 Frederick Avenue." Historic Inventory Form. BN-AS-016-086. Frederick Avenue Survey. August, 1981).

Historic records and the 1981 survey indicate this was the site of a building which housed the Colored Children's School and the Alex Kearful General Merchandise and Kearful & Schaeffer & Claus Grocers stores. The building was demolished in 2016. Dentist Mark Bagby is the last known occupant. 2001-2003 Frederick Avenue was not historically vacant and thus has poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

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Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2001-2003 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

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Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2001-2003 Frederick Avenue." Historic Inventory Form. BN-AS-016-086. Frederick Avenue Survey. August, 1981.

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Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2001-2003 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A wide concrete sidewalk lines the street fronting perimeter edges.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The contemporary sheathing has totally obscured building. This building was originally two-story on the west with a one-story addition on the east." (Sandehn, Nancy. "2001-2003 Frederick Avenue." Historic Inventory Form. BN-AS-016-086. Frederick Avenue Survey. August, 1981).

2001-2003 Frederick Avenue is now a vacant lot and forms the west half of a triangular vacant block shared with 2005 Frederick Avenue. An open grassy area characterizes the lot.





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1. Survey No. BN-AS-022-090		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2002	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Burger Motor Company/Seven-Up Bottling Co.		9. Present/other name (if known): Carpet Center	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1929	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.C. Mann	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

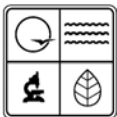
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Rear	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): Pre-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was constructed by J.C. Mann in the late 1920's for the Burger Motor company, who were Oldsmobile dealers and who had previously been at 1800 and 2014 Frederick. It remained an Oldsmobile dealership until the 1940's and in the 1950's it was used as a bottling plant for 7-Up. Since that time, it has been the carpet sales room." (Sandehn, Nancy. "2002 Frederick Avenue." Historic Inventory Form. BN-AS-016-087. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Not Listed 1930: Burger Motor Co. 1935: Burger Motor Co. 1940: Seven Up Bottling Co. of St. Joseph/Dodger Bottling Co. 1940: Seven Up Bottling Co. of St. Joseph/Pepsi Cola Bottling Co. 1949: Seven Up Bottling Co. of St. Joseph/Dodger Bottling Co. 1955: Seven Up Bottling Co of St. Joseph 1960: Seven Up Bottling Co of St. Joseph 1977: The Carpet Center.

2002 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2002 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2002 Frederick Avenue." Historic Inventory Form. BN-AS-016-087. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2002 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building has a door with fanlight transom. The original wood door has been replaced. There is a large show window east of the door. There originally were show windows to the west of the door and around the corner on the north end of the 20<sup>th</sup> street[sic] façade, which have been bricked up in a very unobtrusive manner. These window areas are outlined by brick in soldier course. Each corner of the outline area has a tile inset. The building has a stepped gable and there is a nameplate area also outlined in soldier course brick." (Sandehn, Nancy. "2002 Frederick Avenue." Historic Inventory Form. BN-AS-016-087. Frederick Avenue Survey. August, 1981).

2002 Frederick Avenue is one-story brick commercial block with brick cladding. The parapet is stepped at the primary and rear elevations. A short brick chimney pierces the rear elevation parapet. Glazed earthenware tile coping lines the parapet. The primary elevation is three bays wide. The east bay contains a six-part fixed aluminum display window system. The center bay contains a non-historic anodized aluminum door with glazing and single-pane sidelights. Plywood infills the transom of the segmental arch opening. Two rows of header brick and concrete voussoirs accent the arch. The west bay, a former display window bay, has been



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infilled with brick. Soldier brick and concrete corner accents outline the east and west bays. A brick panel is centered on the primary elevation above the bays. Six bays outlined in soldier brick and concrete pierce the west elevation. All are infilled with brick or covered with plywood. Seven bays organize the rear elevation. A vehicular bay with a non-historic overhead door defines the third bay. The remaining five are window bays with header brick sills. Plywood fills the bays.

The loss of the historic entry elements and infill of most bays compromises the historic character of the resource. While many bays are infilled, the historic fenestration pattern remains visible. It is unknown when the infill occurred, however it was prior to 1981 and thus may be a historic alteration.



Carpet Center  
Flooring

Carpet Center



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1. Survey No. BN-AS-022-091		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2005	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Phillips Petroleum/ Round Radio Service (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Vacant Lot

### HISTORICAL INFORMATION

12. Construction date: 2016	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

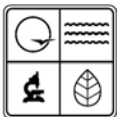
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2016 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This property was originally owned by the Hubbard family who built the store building on the corner. In 1924, John Shaeffer sold this part of the block to the Wilhoit Oil Company which constructed a service station. In 1933, Phillips Petroleum built this facility. It remained a filling station until its conversion into a tire shop in 1941. In the 1950's, Round Radio Service occupied this store. (Incidentally Walter Hound was one of the original Missouri Theatre ushers). Both Whitman and Round had previously been at other locations on the Avenue." (Sandehn, Nancy. "2005 Frederick Avenue." Historic Inventory Form. BN-AS-016-088. Frederick Avenue Survey. August, 1981).

Historic records and the 1981 survey indicate this was the site of a service station and tire shop. The building was demolished in 2016. The dentist office of Mark Bagby also occupied this building in addition to the neighboring 2001 Frederick. 2005 Frederick Avenue was not historically vacant and thus has poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2005 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2005 Frederick Avenue." Historic Inventory Form. BN-AS-016-088. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

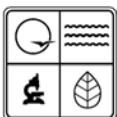
2005 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A wide concrete sidewalk lines the street fronting perimeter edges.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Originally this building did not extend to corner. The area in which the gasoline pumps were located was filled in with cement block and large show windows at the time of the conversion into a tire shop. Original portion of the building has large show windows which is ornamented by a soldier course of brick which is red and thus stands out on the buff brick of the building. The parapet is also capped by a course of red brick." (Sandehn, Nancy. "2005 Frederick Avenue." Historic Inventory Form. BN-AS-016-088. Frederick Avenue Survey. August, 1981).

2005 Frederick Avenue is now a vacant lot and forms the east half of a triangular vacant block shared with 2001-2003 Frederick Avenue. An open grassy area characterizes the lot.





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1. Survey No. BN-AS-022-092		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2028	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Hatfield Feed & Hardware		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1946	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Roy Hatfield	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

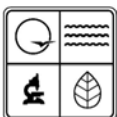
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1994 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick; concrete block	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This particular address was first occupied by business in 1881, when C.H. Cliff built a feed mill here. Cliff was born in St. Louis County, Missouri in 1844 and came to St. Joseph in 1852. He was one of the original Pony Express riders, riding a segment from St. Joseph to Seneca, Kansas. At the turn of the century, H.F. Winteford was the operator of the mill and maintained a small cattle yard to the rear of the building as well. This reminds one of the fact that in the early days farmers would drive their hogs and cattle down the Avenue to be sold either to butchers along the way or to early packing plants and/or the stockyards after they were organized. W.G. Foge was the long time 20th Century operator of the Feed Mill. Roy Hatfield succeeded Fogg as operator of the Feed Mill, but in 1946, the old mill was demolished and the present building was constructed. Hatfield began selling hardware in addition to feed and by 1959, sporting goods had been added. In 1929, a cafe area was added to the east side of the building which for a number of years was operated by Wade Goff who was famous for his brain sandwiches. When the new building was built for Hatfields, the sandwich shop was left, but was demolished in 1951 when Wades moved to a new location on Mitchell Avenue." (Sandehn, Nancy. "2028 Frederick Avenue." Historic Inventory Form. BN-AS-016-089. Frederick Avenue Survey. August, 1981).

Occupants: 1949: Hatfield Feed & Hardware 1955: Hatfield Hdw. & Sporting Gds. 1960: Hatfield Hdw. & Sporting Gds. 1977: Hatfield Hardware & Sporting Goods. Hatfield's continued to occupy this building into the 2000s.

Due to alterations to the roofline and the loss of historic material, 2028 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2028 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "19020280 Frederick Avenue." Historic Inventory Form. BN-AS-016-089. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

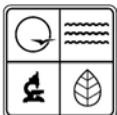
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2028 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A paved area to the east functions as an informal alleyway and parking. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has large show windows across the front and side front of the building. It has no important features other than this. The building is covered with signs." Sandehn, Nancy. "2028 Frederick Avenue." Historic Inventory Form. BN-AS-016-089. Frederick Avenue Survey. August, 1981).



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2028 Fredrick Avenue is a one-story commercial block with an irregular plan, and concrete block and stucco cladding. The east half of the building has a non-historic corrugated metal roof while the rest of the roof is flat. The east end of the elevation recedes and contains a three-part non-historic aluminum storefront system. A curved showroom with large, non-historic display windows is offset east of center on the primary elevation and defines the second bay. Additional non-historic aluminum display windows pierce the east elevation. A non-historic canopy with a corrugated metal shed-roof shelters the east elevation display windows. A one-story attached garage projects from the east elevation and is deeply setback from the street. A pair of non-historic hinged doors fills the vehicular bay. A pedestrian entrance immediately west contains a non-historic slab door and non-historic fixed transom. Aluminum signage elements are adhered to several locations on the building.

The east half of the roof has been replaced since the 1981 survey. The corrugated metal shed roof replaces a historically flat roof. The shed-roof canopy at the east elevation replaces a historic flat canopy. Permits for roof repair were issued in 1994. Historic showroom and display windows have been replaced.





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1. Survey No. BN-AS-022-093		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2113	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Rivoli Theatre/Uptown Theatre		9. Present/other name (if known): Lehr Construction Co. (warehouse)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Recreation and Culture: Theater	11b. Current use: Commerce/Trade: Warehouse

### HISTORICAL INFORMATION

12. Construction date: 1930	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Durwood Theaters	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

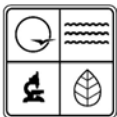
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Glass block
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2019 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stucco; brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This theatre building was built by the Durwood chain as a neighborhood theatre at the time when movies were most popular. The cost is shown as \$20,000. The first manager was Edward Peskay, and the theatre was the first in the City to run Al Jolson's 'Jazz Singer.' The theatre was an important entertainment spot for the neighborhood until the late 1950's when movies became less popular than television. At this time the construction company bought the property and expanded their warehouse[sic] into the structure." (Sandehn, Nancy. "2113 Frederick Avenue." Historic Inventory Form. BN-AS-016-090. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Not Listed 1930: Rivoli Theater 1935: Rivoli Theater 1940: Not Listed 1945: Not Listed 1955: Uptown Theater 1960: Not listed 1965: Lehr Const. 1977: Lehr Const.

Lehr Construction continues to occupy this resource. Due to substantial alterations 2113 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "2113 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2113 Frederick Avenue." Historic Inventory Form. BN-AS-016-090. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

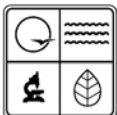
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2113 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A historic stepped brick wall with brick panel ornament abuts the primary elevation and surrounds the east half of the site and connects the property to the adjacent 2115 Frederick Avenue to the east. Metal gates provide access from Frederick Avenue. A gravel work yard occupies the rear (west side) of the parcel. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has [a] large semi-circular arched doorway, flanked by a similar door on either side. There are label door headers. At either side of the façade there are long narrow windows with lugsills and label surrounds. There is an ornamental detail above each window. The center section of the stepped parapet has vertical detailing." (Sandehn, Nancy. "2113 Frederick Avenue." Historic Inventory Form. BN-AS-016-090. Frederick Avenue Survey. August, 1981).

2113 Frederick Avenue is a one-story brick commercial block. The parapet is stepped at the primary elevation and non-historic stucco panels clad the elevation. Four bays organize the primary elevation. Narrow glass block windows define the outer bays. A small, infilled fixed window pierces the top of the west glass block window. A vehicular entrance is centered on the elevation and defines the second bay while a pedestrian entrance defines the third bay. A non-historic metal slab door and infilled sidelight fill the pedestrian entrance bay. Secondary pedestrian and vehicular entrances are present at the west elevation. A steel-framed canopy with a corrugated metal roof shelters the rear half of the west elevation. A similar canopy extends from the east elevation.



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2113 Fredrick Avenue has been significantly altered since the 1981 survey. Non-historic stucco panels obscure the historic primary elevation and history bays. Images indicate the panels were installed between May 2019 and this survey. Photographs indicate the primary elevation was formerly five bays wide with two arched bays flanking a larger, arched center bay. The arched bays have been covered and only the glass block windows remain visible. The age of the glass block is unknown.



 **LEHR CONSTRUCTION CO.**  
ST. JOSEPH, MISSOURI ESTABLISHED 1910



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-094		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2115	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Lehr Construction Company		9. Present/other name (if known): Lehr Construction Company (office)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1929	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.W. Lehr	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

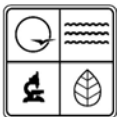
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: East parapet	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Classical Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "J.W. Lehr was born in Bremen, Indiana in 1855 becoming a carpenter at the age of 18. In 1880, he came to Missouri, settling in Bethany. In 1886, he moved to St. Joseph and went to work for Hohn DeClue who was the City's leading contractor. In 1889, Lehr went into business for himself (see inventory #54). By 1897, he was operating a planing mill. His son Arthur L. grandson J. W. and great-grandsons James and Jonathan have followed him into the construction business." (Sandehn, Nancy. "2115 Frederick Avenue." Historic Inventory Form. BN-AS-016-091. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Not Listed 1930: Lehr Construction Co. 1935: Lehr Construction Co. 1940: Lehr Construction Co. 1940: Lehr Construction Co. 1949: Lehr Construction Co. 1955: Lehr Constn. Co. 1960: Lehr Constn. Co. 1977: Lehr Const.

Lehr Construction continues to occupy the building. 2115 Frederick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "2115 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2115 Frederick Avenue." Historic Inventory Form. BN-AS-016-091. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

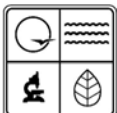
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2115 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has a center door with cut stone surround and cut stone quoins on either side of [the] door surround and at [the] edges of [the] building. The cornice is of cast metal and has a cut stone frieze and dentil trim. Windows have stone lugsills and soldier course brick window headers." (Sandehn, Nancy. "2115 Frederick Avenue." Historic Inventory Form. BN-AS-016-091. Frederick Avenue Survey. August, 1981).

2115 Frederick Avenue is a one-story commercial building with brick cladding and a flat roof. The parapet is stepped at the secondary elevations. The rear of the building is concrete block construction and may represent a historic addition. Three bays organize the primary elevation. Non-historic 1/1 aluminum windows flank a center entrance. The window bays have soldier brick lintels and concrete sills. The entrance contains a non-historic aluminum door with glazing. Historic stone panels flank the door. Cut stone surrounds the entrance. Matching stone quoins accent the primary elevation. A cast stone cornice with dentils and a cut stone frieze spans the primary elevation. The cornice wraps around the corners onto the east and west elevations. A header brick string



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course ornaments the primary elevation above the cast metal cornice. Seven window bays organize the east elevation and contain 1/1 aluminum windows. A brick chimney pierces the east elevation between the second and third bays.

2115 Frederick Avenue does not appear significantly altered since the 1981 survey. Although the windows and primary entrance doors are non-historic, they fill historic openings and the historic fenestration pattern is preserved. Historic windows remain extant at the rear elevation.

LEHR CONSTRUCTION COMPANY

LEHR  
CONSTRUCTION CO.

2018



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
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1. Survey No. BN-AS-022-095		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2130	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known):		9. Present/other name (if known): City Star Cenex	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Transportation: Road Related

### HISTORICAL INFORMATION

12. Construction date: 1952	15. Architect: AMOCO (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: AMOCO	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

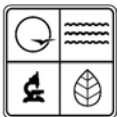
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1972 <input checked="" type="checkbox"/> Altered Date(s): c. 2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Stucco; brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: None	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first Standard Oil Station was built on this corner in 1926, however it was much smaller and the corner itself was the location of an A & W Root Beer stand constructed in 1931. Until the construction in 1951 of the first part of the present station the corner was largely grass and trees. In 1972, the station was enlarged and the corner paved...This is a corporate style building being built by this company at that date." (Sandehn, Nancy. "SW Corner 22nd & Frederick." Historic Inventory Form. BN-AS-016-093. Frederick Avenue Survey. August, 1981).

Occupants: 1955: Not listed 1960: S&H Service Station 1977: Not listed. This remained an AMOCO through the early 2000s. By 2008 it was a City Star station. The resource has been substantially altered. It retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2130 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "SW Corner 22nd & Frederick." Historic Inventory Form. BN-AS-016-093. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2130 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. An aluminum and steel free-standing canopy with a flat roof shelters gasoline pumps to the north. The canopy replaced a smaller, gabled canopy between 1981 and 1991 and would not be contributing. Approximately three-quarters of the parcel is paved and contains roughly ten parking spaces. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a corporate style building being built by this company at that date. There is a free standing service island which is covered by a gable roof. The service station has a center gable with the AMCO identification sign on it. The office is to the left and had show windows and a pedestrian door. There is a five-bay garage, four bays having plastic plane doors and the fifth a solid pane door." (Sandehn, Nancy. "SW Corner 22nd & Frederick." Historic Inventory Form. BN-AS-016-093. Frederick Avenue Survey. August, 1981).

2130 Frederick Avenue is a non-historic one-story service station with a rectangular plan and flat roof. A shed awning with synthetic shingle wraps the parapet. A gablet is centered on the primary elevation. Non-historic stucco panels clad the upper three-quarters of the building while stone veneer clads the lower quarter at the primary and east elevations. Brick clads the west elevation and prefinished metal panels clad the rear. Four bays pierce the primary elevation. Five, four, and three-part anodized aluminum display windows define the first, third, and fourth bays respectively. Paired anodized aluminum doors with glazing and a fixed transom define the second bay. A two-part display window pierces the east elevation. The west and rear elevations lack fenestration.

2130 Frederick Avenue has been substantially altered from its 1981 appearance. New, incompatible cladding, replacement windows, and the closure of the west-two bays significantly alter its appearance.



**CENEX**

**CITY STAR**

UNL **2.19<sup>9</sup>**  
DSC **2.69<sup>9</sup>**

**MONTY BROTHERS PIZZA**

**CITY STAR**

**CITY STAR**

**CENEX**

**499**



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-096		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2135	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Crane Service/Delbert Weddle DX		9. Present/other name (if known): Lawhon Glass & Tint	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1960	15. Architect: Sunray DX Oil Co. (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Sunray DX Oil Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

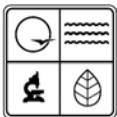
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1990 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Concrete block	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: None	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1923, a filling station was constructed on this corner by the Central States Oil Company. A part of this plot was occupied by an open air fruit stand operated by the Comella and Datillo Brothers who had a grocery store on lot 15 of Highly Addition... This building is built in Sunray DX corporate style with a large vertical aluminum panel at the center." (Sandehn, Nancy. "2135 Frederick Avenue." Historic Inventory Form. BN-AS-016-092. Frederick Avenue Survey. August, 1981).

Occupants: 1960: Weddle's D-X Serv. Gas sta 1977: Weddle's D-X Service.

2135 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2135 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2135 Frederick Avenue." Historic Inventory Form. BN-AS-016-092. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2135 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Shrubby and trees obscure the secondary elevations. An informal parking area covers approximately two-thirds of the parcel. The area was likely historically associated with the garage services. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is built in [the] Sunray DX corporate style with a large vertical aluminum panel at the center. To the left of the panel is the office and to the right a two-bay service garage." (Sandehn, Nancy. "2135 Frederick Avenue." Historic Inventory Form. BN-AS-016-092. Frederick Avenue Survey. August, 1981).

2135 Frederick Avenue is a one-story concrete block commercial building with an irregular plan and flat roof. A non-historic shed shingle parapet wraps around the primary elevation. A vertical rectangular panel clad in non-historic pressed wood roughly bisects the primary elevation and interrupts the awning. A five-part non-historic aluminum storefront with fixed display windows and an aluminum door with glazing fills the south half of the primary elevation. Non-concrete block and vertical aluminum infill surrounds the storefront system. Two vehicular bays pierce the north half of the elevation. Historic twelve light aluminum overhead doors with glazing fill the bays. Vegetation obscures the secondary elevations.

2135 had been significantly altered since the 1981 survey through an incompatible storefront and concrete block infill which obscures the historic storefront configuration. The non-historic parapet installed in 1990 alters the historic roofline.

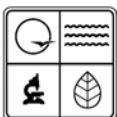


LAWHON  
GLASS & TINT  
364-6345

LLumar  
WINDOW  
TINTING

2135

LAWHON  
GLASS & TINT  
364-6345



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 253

1. Survey No. BN-AS-022-097		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2201	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Home Oil & Gas Filling Station/Mendell's Service		9. Present/other name (if known): Affordable Quality Used Cars	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Transportation: Road Related

### HISTORICAL INFORMATION

12. Construction date: 1956	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Clark Oil Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

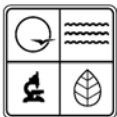
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Modern Movement	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c.2003 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Aluminum; concrete block	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: None	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Shed	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There has been a filling station on this corner since at least 1928, when a station was built by Home Oil and Gas. Clark has been on this corner since 1957, when they moved from across the street." (Sandehn, Nancy. "2201 Frederick Avenue." Historic Inventory Form. BN-AS-016-094. Frederick Avenue Survey. August, 1981).

Occupants: 1960: Clark Super 100 gas sta 1977: Clark Super 100. This resource remained a filling station through the early 1990s. After which it became a used car lot.

2201 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2201 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

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Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2201 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A large asphalt paved surface parking lot occupies much of the site. The parking lot was historically a fueling area and would not be contributing. Aerial images indicate historic gasoline pumps and signage were removed between 1981 and 1991. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

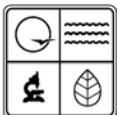
41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The rear wall is brick veneer, [the] rest of the building is glass. Parapet is sheathed with prefinished panels. This is a very small building." (Sandehn, Nancy. "2201 Frederick Avenue." Historic Inventory Form. BN-AS-016-094. Frederick Avenue Survey. August, 1981).

2201 Frederick Avenue is a one-story commercial building with a shed roof and small footprint. Non-historic aluminum siding clads the exterior and parapet. A brick pier bisects the north and south elevations and terminates at the parapet. The primary (west) elevation is three bays wide. Non-historic fixed display windows flank the center entrance. A non-historic aluminum door with glazing fills the entrance. A historic fixed transom is above the door. Secondary entrances pierce the north and south elevations.

2201 Frederick Avenue has been altered since the 1981 survey. New, incompatible cladding was applied, and the service pumps removed in association with its conversion from a filling station to used car lot. The loss of the historic, character-defining curtain wall storefront and fenestration, installation of a non-historic entry door, and application of aluminum siding significantly compromise the integrity of the resource.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 255

1. Survey No. BN-AS-022-098		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2202	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): TG&Y Variety Store		9. Present/other name (if known): Missouri Job Center	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Commerce/Trade: Organizational

### HISTORICAL INFORMATION

12. Construction date: 1959	15. Architect: Atlantic & Pacific Co. (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Atlantic & Pacific Co.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

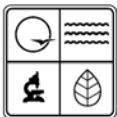
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed single pane
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1981-1997 <input checked="" type="checkbox"/> Altered Date(s): Post-1981 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Complex	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Until the ground was cleared for the construction of this building, this block had been residential. In 1888, both George Mcininch, son of A.A. Mcininch (see inventories #77 and #78) and Frank Kaucher (who was a contractor and also had his offices in this block), built houses fronting the Avenue. In 1909 J.C. O'Hair, who had a lumberyard at the Northeast corner of 23rd and Frederick also built a home here. The A & P chain of grocers had been in St. Joseph since 1938 when they opened a store at 218 S. 7th. In 1940, Standard Oil Company, who owned the land, built the store across the street west which is now occupied by the T.G. & Y. Variety Store. In 1959, this new store was constructed and the one across the street vacated... This market is constructed in the style being built by the Atlantic and Pacific Company at that time." (Sandehn, Nancy. "2204 Frederick Avenue." Historic Inventory Form. BN-AS-016-095. Frederick Avenue Survey. August, 1981).

Occupants: 1960: Not listed 1977: A&P Mart. This address was 2204 during the 1981 survey. A & P occupied this building from construction through the early 1980s, after which the building housed similar businesses under various ownership.

2202 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2202 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2202 Frederick Avenue." Historic Inventory Form. BN-AS-016-095. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2202 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. The resource is deeply set back from Frederick Avenue and a large asphalt surface parking lot occupies the north half of the parcel. The parking lot would likely be contributing were the resource eligible for listing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This market is constructed in the style being built by the Atlantic and Pacific Company at this time. There is a center pediment with the chains[sic] logo affixed. There is a Williamsburg style lantern above the pediment and a widows walk at the roof peak. Almost the entire front wall is a large show window." (Sandehn, Nancy. "2204 Frederick Avenue." Historic Inventory Form. BN-AS-016-095. Frederick Avenue Survey. August, 1981).

2202 Frederick Avenue is a one-story commercial building with an irregular plan and roof. A c. 1959 hipped-roof rectangular block with a center gablet forms the northwest corner of the building. A series of flat-roofed concrete block and corrugated metal additions constructed between 1981 and 1997 form the remaining footprint. Non-historic stucco panels clad the primary elevation and c. 1959 block. A non-historic hipped-roof vestibule is centered below the gablet. Anodized aluminum fixed windows and aluminum doors with glazing pierce the vestibule. The primary elevation wall plan and secondary elevations lack fenestration.

2202 Frederick Avenue has been significantly altered since the 1981 survey. The loss of the historic storefront, removal of a historic cupola from the primary roof slope, multiple non-historic additions, and the application of non-historic stucco panel cladding significantly compromise the integrity of the resource.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 257

1. Survey No. BN-AS-022-099		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2217	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Hose Company #9		9. Present/other name (if known): Unknown	
10. Ownership: <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public		11a. Historic use (if known): Government: Fire Station	11b. Current use: Unknown

### HISTORICAL INFORMATION

12. Construction date: 1900	15. Architect: E.,J. Eckel	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: City Hose Co. #9	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

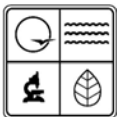
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Italianate	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2004-2005 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "In 1858, this section of the city was added when, Milton Tootle, John Colhoun, John S. Wilson, H.B. Wallace, Joseph Jennings, Marshall Jones and Henry Stites platted St. Joseph 's Eastern Extension. When even more land was added to east and with the Asylum growing in size it was apparent that fire protection had to move east and so in 1900, this station was constructed for Hose Company #9, and it was for many years the station which was closest to all of the Belt Highway Development. Of course, when it was built it was operated with horse drawn equipment and John Schaefer remembers with affection the matched pair of coal black stallions which were at this station." (Sandehn, Nancy. "2217 Frederick Avenue." Historic Inventory Form. BN-AS-016-097. Frederick Avenue Survey. August, 1981).

This fire station remained an active station into the 2010s. The City Hose Company #9 maintains good historic character and retains integrity. The City Hose Company #9 at 2217 Frederick Avenue was listed on the National Register of Historic Places on October 25, 1985 in association with the Historic Resources of Frederick Avenue, St. Joseph Multiple Resource Area documentation. For additional details see: Wright, Bonnie and Nancy Sandehn. "City Hose Company #9." Missouri Office of Historic Preservation/Inventory Survey Form. Department of Natural Resources, Division of Parks and Historic Preservation. 1986.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

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Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2217 Frederick Avenue." Historic Inventory Form. BN-AS-016-091. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

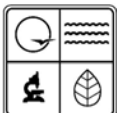
Wright, Bonnie and Nancy Sandehn. "City Hose Company #9." Missouri Office of Historic Preservation/Inventory Survey Form. Department of Natural Resources, Division of Parks and Historic Preservation. 1986.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2217 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The front façade has clipped corners on the east of these is the pedestrian door entrance to the station. The center of the first floor façade is the fire engine door. On either side of the door is a round brick pilster[sic] with composite capitol. The door has a cast iron header. Above this central door is a set of three windows with continuous stone lugsills and cast iron cornice with dentil frieze which serves as a window header. Above the cornice the parapet is decorated with a Hose Company symbol with is inset in a semi-circular transom area with ornate brick voussoirs with keystones. On either side of the three windows are windows which have been filled in with glass brick. Above the glass brick windows is a brick detailing. On the east wall an oriole of metal provides room for the stairway to the second floor. Also on this façade an engine door has been closed up and converted to



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a pedestrian door." (Sandehn, Nancy. "2217 Frederick Avenue." Historic Inventory Form. BN-AS-016-097. Frederick Avenue Survey. August, 1981).

The City Hose Company #9 (2217 Frederick Avenue) is a two and one-half story brick fire station with a flat roof and restrained Italianate details. Three bays organize the primary elevation first story. A vehicular entrance defines the center bay and contains a non-historic overhead door. The west bay contains a non-historic 1/1 window while the primary pedestrian entrance defines the east bay. The east bay contains a historic wood door with nine-light glazing and a fixed transom. The bay is slightly recessed. Three-ganged non-historic 1/1 windows with a continuous concrete sill fill the second-story center bay. Historic glass block fills both second-story outer bays. A semi-elliptical decorative panel bordered by a soldier brick arch and cast metal cornice with a dentilled frieze surmounts the center window bay. A conical oriel projects from the east elevation. The City House Company #9 was listed on the National Register of Historic Places. For additional details see: Wright, Bonnie and Nancy Sandehn. "City Hose Company #9." Missouri Office of Historic Preservation/Inventory Survey Form. Department of Natural Resources, Division of Parks and Historic Preservation. 1986.

City Hose Company #9 (2217 Frederick Avenue) has been altered since listing on the National Register through replacement windows and a non-historic vehicular bay door. The north east-elevation bay has been converted into a doorway and a wood framed second-story deck with associated wood stairs extends from the bay. These alterations appear associated with a 2004-2005 renovation. While the windows are replacements, they fill historic openings and are complimentary in style. The vehicular door fills the historic bay and the east elevation deck does not fully obscure historic bays. The resource retains its historic fenestration pattern and character-defining ornament.



4611  
220

220



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**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 260

1. Survey No. BN-AS-022-100		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) Not Assigned	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): N/A		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Vacant Lot	11b. Current use: Vacant Lot

### HISTORICAL INFORMATION

12. Construction date:	15. Architect: N/A	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: N/A	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

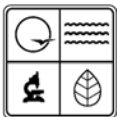
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Triangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

This lot was recorded with 2217 Frederick Avenue in the 1981 survey. However, it is, and has historically been, a separate legal parcel. It is located in Highy's Addition, platted May 23, 1857. It has historically been vacant however now contains a small, non-historic bus stop shelter. Despite this addition, the lot retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

This parcel fronts Frederick Avenue, a main commercial thoroughfare, to the south. Grass covers most of the lot. Small shrubs and grasses are planted at the bus stop shelter base.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

This parcel is not assigned a number and abuts 2217 Frederick Avenue to the west. The resource is a roughly triangular grassy lot. A non-historic aluminum and plexiglass bus stop shelter is centered on the south perimeter fronting Frederick Avenue. A historic brick sidewalk extends from east to west along the north perimeter. Grass covers the remainder of the lot.

LEFT LANE  
MUST  
TURN LEFT

Ride









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1. Survey No. BN-AS-022-101		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2220	Street (name) Frederick
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): N/A		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant Lot

### HISTORICAL INFORMATION

12. Construction date: 2002	15. Architect: Atlantic & Pacific Co.(corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Atlantic & Pacific Co.	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner:	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

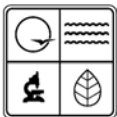
23. Category of property: <input type="checkbox"/> building(s) <input checked="" type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 2003 Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

2220 Frederick Avenue is currently vacant. Historic records and aerials indicate a service station formerly occupied the site and was demolished between 1997 and 2003. The deteriorated paved parking lot was associated with this building.

The 1981 survey recorded this resource as 2214 Frederick Avenue. The Colonial Thrift Store, later Colonial Bread, occupied the building from construction through at least 1999. The last known occupant before demolition in 2003 was the Buchanan County Central Democratic Committee headquarters.

2220 Frederick Avenue was not historically vacant and thus retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2220 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2214 Frederick Avenue." Historic Inventory Form. BN-AS-016-096. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

This parcel fronts Frederick Avenue, a main commercial thoroughfare, to the north. Grass covers most of the lot. A concrete sidewalk lines the north perimeter and part of the east.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is under construction, therefore, no features are described." (Sandehn, Nancy. "2214 Frederick Avenue." Historic Inventory Form. BN-AS-016-096. Frederick Avenue Survey. July, 1981).

2220 Frederick Avenue is a vacant lot with an irregular perimeter. It is partially paved, forming an informal parking area. The south half is an open grassy area. A non-historic concrete retaining wall and chain link fence is roughly centered in the lot and oriented north-south.



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1. Survey No. BN-AS-022-102		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2300	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Cripe Bakery/Rainbo Bakery of St. Joseph		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Business

### HISTORICAL INFORMATION

12. Construction date: 1926	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: A.J. Cripe	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

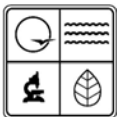
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 9-light; 15-light
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Georgian Revival	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): c. 1949 <input checked="" type="checkbox"/> Altered Date(s): 1998-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 13	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "A.J. Cripe, who operated a bakery in Hutchinson, Kansas entered the St. Joseph market in about 1925. He sent Harold Stevenson to St. Joseph to contact the merchants and together they selected this site for the bakery. Stevenson became president of this company and served in this position until his retirement. During the mid-1930's, Campbell-Taggart Baking Co. bought out the Cripe Bakery and the name was changed to Rainbo, with Mr. Stevenson now serving as president of this subsidiary. Campbell-Taggart now has 63 plants in the united states." (Sandehn, Nancy. "2300 Frederick Avenue." Historic Inventory Form. BN-AS-016-098. Frederick Avenue Survey. July,1981).

Occupants: 1926: Not Listed 1930: Not Listed 1935: Cripe Baking Co. 1940: Rainbo Bread Co. 1945: Rainbo Bread Co. 1949: Rainbo Bread Co. 1955: Rainbo Bread Co. 1960: Rainbo Bread Co. 1977: Rainbo Bread Co.

This large 1926 bakery building continued to house Cripe/Rainbo bakery operations through the end of the twentieth century. 2300 Frederick Avenue is potentially individually eligible for listing under Criterion A in the area of Commerce for its historic associations with bakery functions in St. Joseph. If this nomination is pursued, an investigation into its history within the context of baking enterprises in St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2300 Frederick Avenue [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2300 Frederick Avenue." Historic Inventory Form. BN-AS-016-098. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

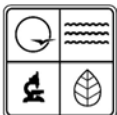
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2300 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A small parking lot is located north of the building while a large parking lot is located at the rear. The front lot contains approximately ten spaces while there are roughly fifty spaces at the rear. The front lot is located outside the legal parcel for this property, but it likely associated with it. The rear lot, within the legal parcel, is non-historic and non-contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The windows on the second floor façade have concrete slip sills and flat arch voussoirs of cement and brick. These windows and those below on the first floor inset and the inset is accented by brick piers. The entrance door is ornate with precast cement block surrounds which is surmounted by a semi-circular window with carded cement transom. This entire door and window element extends from the façade face and is capped by its own concrete cap, which is also an extension of a band of concrete which is located where a cornice would ordinarily be. The west façade of the building has been obscured by addition and the installation of large flour tanks." (Sandehn, Nancy. "2300 Frederick Avenue." Historic Inventory Form. BN-AS-016-098. Frederick Avenue Survey. July, 1981).



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2300 Frederick Avenue is a two-story Georgian Revival brick building with a flat roof and irregular plan. An L-shaped, one-story historic addition wraps around the east and rear elevations. A one-story addition with a square plan extends from the northeast corner. A two-story, rectangular plan addition extends from the southwest corner. The complex is thirteen bays wide at the primary elevation. A vehicular bay with non-historic overhead door is located in the L-shaped addition and defines the first bay. A pedestrian entrance with a non-historic door and non-historic two-light fixed window in the northeast addition define the second and third bays. The remaining ten bays are located in the original block. The primary entrance defines the eleventh bay and contains a non-historic aluminum door with glazing. Historic cast stone pilasters and an ornate entablature surround the door. The entablature merges with the sill of the second-story window above. Non-historic nine-light fixed windows fill the remaining first-story bays. The second story is ten bays wide at the primary elevation. An arched bay with a carved cement transom and non-historic twenty-four light window with a wide mullion defines the eighth bay. Non-historic fifteen-light fixed windows with cast concrete sills and flat voussoirs define the remaining second-story bays. A non-historic anodized aluminum and glazing system at the rear elevation contains a secondary entrance. A non-historic stucco-panel clad canopy shelters the entrance.

Alterations to 2300 Frederick Avenue include multiple historic additions, non-historic replacement windows and a non-historic aluminum and glazing system at the rear entrance. All three additions were present by 1949. While the windows are replacements, they are complimentary in style and fill historic openings, preserving the historic fenestration pattern. The rear entrance alteration is not visible from the main public right of way. The window replacements are associated with a period of development extending from 1998 to 2008. The rear entrance alteration likely dates to this same period.





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1. Survey No. BN-AS-022-103		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2301	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Phillee Advertising Company/Olendorf Advertising Company/Hargrove Advertising Company/Swafford Building		9. Present/other name (if known): Swafford Building	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Business	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1927	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Clarence U. Philley	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

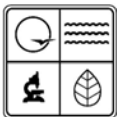
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Asphalt	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 8/8 H; fixed display NH
24. Vernacular or property type:	31. Chimney placement: Rear slope	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Georgian Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1967 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: Irregular	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat; Barrel	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This plot was the location of the J.C. O'Hair Lumber and Contracting Company. This building was constructed by Clarence U. Philley for his advertising business which was primarily an outdoor sign company. Philley had previously been the Manager of the Tootle Opera House and the Lyceum Theatre and president of the Lyceum Garage Company. Other outdoor sign companies which occupied this location are the Olendorf Advertising and the Hargrove Advertising Company. This building was converted into multiple use office space by George Swafford in 1967." (Sandehn, Nancy. "2301 Frederick Avenue." Historic Inventory Form. BN-AS-016-099. Frederick Avenue Survey. July, 1981).

Occupants: 1926: Not Listed 1930: Philley Adv. Co. 1935: Olendorf Adv. Co. 1940: Olendorf Adv. Co. 1945: Olendorf Adv. Co. 1949: Hargrove Adv. Co. 1955: Hargrove Adv. Co. 1960: Hargrove Adv. Co. 1977: Swafford Bldg. (Fashion Models of America, House of Brides, Snyder Realty, Underwriters Adj. Co, National Life & Acc. Insur., Valerie's Flowers)

Early occupants after the 1967 conversion to office space included Enright-Wessel Advertising and the Elaine Powers Figure Salon. By 1975 Fashion Models of America and Snyder Reality were listed as occupants. 2301 Frederick Avenue retains good historic character This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2301 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2301 Frederick Avenue." Historic Inventory Form. BN-AS-016-098. Frederick Avenue Survey. July, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

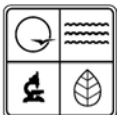
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2301 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. An asphalt parking lot with approximately twenty spaces occupies the east half of the parcel. Historic aerials indicate the parking lot was in place by 1969 and it would likely be contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Windows have wooden lugsills and flat arch brick voussiors. Windows also are shuttered. Doors and windows on the west half of the front façade have been altered. There is a plain boxed cornice of cast metal. Windows are 8/8." (Sandehn, Nancy. "2301 Frederick Avenue." Historic Inventory Form. BN-AS-016-099. Frederick Avenue Survey. July, 1981).

2301 Frederick Avenue is a brick office building and bakery in a restrained interpretation of the Georgian Revival style. It has a rectangular plan. The south third rises two stories with a flat roof while the rear two-thirds rises one-story with a barrel roof. The primary elevation is five bays wide. Pedestrian entrances define the first and third bays. The first bay is arched and contains a non-historic aluminum door with glazing, single-pane sidelights, and a two-light transom with a vertical muntin. The arch is infilled with brick and has cast stone voussiors. The third bay contains paired non-historic aluminum doors with glazing and a two-light transom



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with a horizontal muntin. A non-historic two-light display window defines the third bay. The opening has been lowered and enlarged; the historic soldier brick lintel remains above. Historic 8/8 wood windows fill the remaining bays. Five historic 8/8 wood windows organize the second story. A cast metal cornice spans the elevation and continues onto the east and west. Four pedestrian entrances and irregular fenestration pierce the east elevation. The pedestrian entrances contain non-historic aluminum doors with glazing or non-historic metal slab doors. The non-historic windows feature a variety of pane arrangements complimentary to the extant historic windows.

Alterations to the primary elevation at 2301 Frederick Avenue include aluminum doors and fixed glazing systems in both entrances and the enlargement of two first-story bays to accommodate a display window and second entrance. These alterations are associated with the 1967 conversion of the building from a single commercial use to multiple offices which required separate entrances. Non-historic windows at the secondary elevation are complimentary in style and fill historic masonry openings.



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2301



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2301

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1. Survey No. BN-AS-022-104		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2311-2315	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Won Stop Auto Service		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Vacant/Not in Use

### HISTORICAL INFORMATION

12. Construction date: 1929	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: J.I. Pendleton, Porter Strite Jr.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

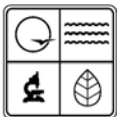
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Tile	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Multi-light H; fixed NH
24. Vernacular or property type:	31. Chimney placement: North slope of front ell	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Mission/Spanish Colonial Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1960; 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 7	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Complex	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Built in 1929, for the Pendleton, Bowen Company this was apparently the first full service auto center in St. Joseph and certainly an early one in the U.S. J.I. Pendleton and Porter Srite, Jr., had been operating an ignition service in the 1800 block of the Avenue. With the construction of this building all of the services, gasoline and oil-tires-batterie and mechanical service were gathered under one roof." (Sandehn, Nancy. "2311 Frederick Avenue." Historic Inventory Form. BN-AS-016-100. Frederick Avenue Survey. August, 1981). This address was formerly 2311 Frederick Avenue.

Occupants: 1926: Not Listed 1930: Wonstop Service Co. fill sta 1935: Wonstop Service Co. fill sta and tires 1940: Wonstop Service Co. 1940: Wonstop Service Co. 1949: Wonstop Service Co. 1955: Holland Furnace Co. 1960: Ziph Auto Laundry Co. 1977: Spartan Sporting Goods

Won-Stop occupied the building into the early 1950s after which Holland Furnace acquired the building. By 1960 Ziph Auto Wash carwash occupied the structure. Spartan Sporting Goods replaced the car wash in the early 1970s and remained there for several years. 2311-2315 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2311-2315 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2311-2315 Frederick Avenue." Historic Inventory Form. BN-AS-016-100. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

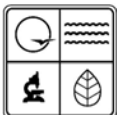
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2311-2315 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A parking lot with approximately twenty spaces is located to the east. The lot would likely be contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building is a rambling EII shape with many features obliterated by modernistic procedures. Façade closest to street has had barn siding applied, and a large single pane window put in. Garage entrances have been closed up, however, the arcades shape of the doors remain as does the mission style detail over the entrance door and a closed up door on the main building as well as a window on the front building." (Sandehn, Nancy. "2311 Frederick Avenue." Historic Inventory Form. BN-AS-016-100. Frederick Avenue Survey. August, 1981).

2311-2315 Frederick Avenue is a one-story automotive building with an irregular footprint and restrained Spanish/Mission Revival influences. The roof is irregular with gabled and flat sections. The gabled roofs are tile. A gabled ell fronts Frederick Avenue at a



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roughly 45-degree angle. Non-historic vertical wood siding clads the elevation. A conical stucco-clad chimney pierces the north slope of this ell. Stucco clads the remainder of the complex. A non-historic two-light fixed display window pierces the west end. The primary entrance is centered on the east gable end and contains a historic twenty-one panel wood door. Historic eight-light metal windows flank the entrance. A flat roof wing connects the north elevation to a perpendicular gabled ell. The flat roof wing contains an infilled entrance, entrance with a non-historic door, and two historic multi-light windows. The perpendicular gabled ell contains three vehicular bays with Moorish arcades. The first bay has been modified to a pedestrian entrance and contains two non-historic doors. Cement block infills the north two bays. A six-bay flat roof garage extends to the east. A pedestrian entrance defines the first bay. The east four bays are vehicular bays which have been infilled with concrete block and non-historic multi-light windows. A pedestrian entrance and concrete block infill the final bay.

2311-2315 Frederick Avenue has been significantly altered through infilled bays, non-historic cladding on the primary elevation, and non-historic windows and doors in most locations. During the 1960s, Ziph Car Wash created a new entrance at the east end of the building. Alterations since the 1981 survey include a large replacement window in the ell fronting Frederick Avenue, non-historic windows and pedestrian doors in formerly infilled garage bays, the infill of the easternmost bay in the garage, and removal of a square chimney.





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1. Survey No. BN-AS-022-105		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2327	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Wickersham's Waffle Shop		9. Present/other name (if known): Deann Rene Studio of Dance	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Restaurant	11b. Current use: Recreation and Culture: Sports Facility

### HISTORICAL INFORMATION

12. Construction date: 1946	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: F.W. Wickersham	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

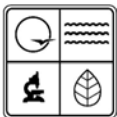
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 2/2 H; fixed single pane NH
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "F.W. Wickersham, who had operated cafes in St. Joseph for a number of years opened a waffle shop at 118 N. 9th in 1939. His business outgrew the small shop and so in 1940, he built another restaurant at the corner of 4th and Francis. Having received his induction notice for the army, he sold out his business and then was not called up after all. He then built this restaurant in 1946 and was in business here until he was forced to retire for health reasons. Since that time, the store has been occupied by Johnson's Junior Bootery, a shoe store specializing in children's shoes." (Sandehn, Nancy. "2327 Frederick Avenue." Historic Inventory Form. BN-AS-016-101. Frederick Avenue Survey. July, 1981). This resource now functions as a gymnastics and dance studio.

Occupants: 1940: Edw. Zackert soft drinks 1945: Vacant 1949: Wickersham Restaurant 1955: Wickersham Rest. 1960: Johnson's Junior Bootery 1977: Johnson's Junior Bootery

Johnsons' bootery occupied the building into the late 1980s. 2327 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2327 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2327 Frederick Avenue." Historic Inventory Form. BN-AS-016-101. Frederick Avenue Survey. July, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2327 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A free-standing metal and neon "Johnson's Shoes" sign was removed at an unknown date following the 1981 survey. A small parking lot with less than ten spaces is located to the east.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building has a five sided extension from the Southeast corner. Originally there were two doors and three long single pane windows in this section, but one of the doors has been closed up and an air conditioner hung from it. A shingle edged canopy has been added. Window on the south façade is partially glass block. A stringcourse of pattern laid brick is just below the parapet of prefinished glass tile with its logos of the original owner." (Sandehn, Nancy. "2327 Frederick Avenue." Historic Inventory Form. BN-AS-016-101. Frederick Avenue Survey. July, 1981).

2327 Frederick Avenue is a one-story commercial block with an irregular footprint and non-historic stucco cladding. A five-sided extension is located at the southeast corner and contains the primary entrance at the fourth side. Non-historic fixed aluminum windows pierce the remaining sides. An undersized non-historic fixed window is centered on the primary elevation to the west. Glass block flanks the fixed window. Two bays organize the east elevation. The first contains a non-historic two-part aluminum display



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window while the second contains a 2/2 historic metal window with horizontal muntins. A similar window fills the single west elevation bay. A historic aluminum canopy extends from the primary elevation to the first east elevation bay. A pattern brick stringcourse above the canopy encircles the building.

Non-historic display windows and doors post-date the 1981 survey. Additional post-1981 alterations include removal of canopy shingles, pre-finished signage, and glass tiles/panels from the exterior. The glass block window is a historic alteration likely associated with the shoe store occupation of the building post-1946. Non-historic windows, doors, and stucco cladding compromise the material historic character of the resource. However, it retains its distinctive historic form and historic windows remain in some locations.



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1. Survey No. BN-AS-022-106		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2400	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Noyes Hospital/Missouri Methodist Nurses Home/Anchor Serum		9. Present/other name (if known): Frederick Towers	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Health Care: Hospital	11b. Current use: Domestic: Multiple Dwelling

### HISTORICAL INFORMATION

12. Construction date: 1916	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: c. 1916-c.1970	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Commerce/Trade; Health/Medicine	17. Original or significant owner: Noyes Hospital	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

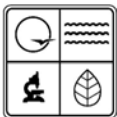
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 1/1 H; 1/1 NH
24. Vernacular or property type:	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Late 19 <sup>th</sup> /Early 20 <sup>th</sup> Century American Movements	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c. 1956 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 5	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 15	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The Noyes Hospital was built in 1916 with a bequest from the will of Charles W. Noyes. Noyes who was a native of New Hampshire had come to St. Joseph from White Cloud, Kansas and had been president of Noyes-Norman Shoe Company. In 1894, after the death of their children, he and Mrs. Noyes had built the home for Little Wanderer's and endowed it. This institution is still in operation though now called the Noyes Home. The hospital was in operation until the late 1920's. In 1931, Missouri Methodist Hospital purchased the building, intending at first to use it as a chronic care center. Deciding not to use the building for this purpose, the hospital converted it into their nurses home. In 1956, the Methodist Hospital constructed a new nurses home adjacent to the hospital and sold this building to True Davis, Jr., president of Anchor Serum Company. Davis converted the building into corporate headquarters and moved the pharmaceutical laboratory here. In 1976, Garland Wilson, retired president of the Sietz Packing Company purchased the building. He has converted the 5th floor into luxury penthouses and is renting the rest of the building as office space...At the time Anchor Serum converted this building to its corporate headquarters, a new entrance and tile brick panel was added to the building. The original entrance was removed." (Sandehn, Nancy. "2400 Frederick Avenue." Historic Inventory Form. BN-AS-016-102. Frederick Avenue Survey. August, 1981).

Occupants: 1921: Noyes Hospital 1926: Noyes Hospital 1930: Noyes Hospital 1935: Missouri Methodist Hospital Nurses Home 1940: Missouri Methodist Nurses Home 1945: Missouri Methodist Hospital Nurses Home 1949: Missouri Methodist Nurses Home 1955: Anchor Serum 1960: Anchor Serum 1977: Frederick Towers ofc bldg

2400 Frederick Avenue retains excellent historic character. It retains integrity and is potentially eligible for individual listing under Criterion A in the areas of Commerce and Health/Medicine for its associations with healthcare in St. Joseph during the first half of the twentieth century and its later use as headquarters for a prominent St. Joseph business. If this nomination is pursued, an investigation into its history within the suggested contexts in St. Joseph would be required to determine whether it is feasible to pursue a National Register nomination.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2400 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2400 Frederick Avenue." Historic Inventory Form. BN-AS-016-102. Frederick Avenue Survey. August, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*. St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2400 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. A non-historic one-story garage constructed between 1971 and 1991 is located off the northeast corner. It is four-bays wide. Non-historic overhead doors fill the days. A pedestrian entrance pierces the west elevation and contains a metal slab door. A metal canopy with a flat roof shelters the entrance. An asphalt surface parking lot occupies the front of the parcel and contains roughly twenty spaces. It is likely contributing.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The basement level is above ground on the north façade. There is a door to the left of the main entrance which gives access to this level. All windows have cement lugsills and flat arch voussoirs, window placement is symmetrical. Fifth floor level is not entire length of building and was originally the operating amphitretes [sic]. Large north windows which are cut into the roofline and have cement block surrounds remain. The watercourse and cornice are precast concrete. At the time Anchor Serum



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converted this building to its corporate headquarters, a new entrance and tile brick panel was added to the building. The original entrance was removed, however, pictures show that is was a ground level with paired column which extends to an ornate hood above the first-floor level. The door itself was double leaved with a semi-elliptical transom." (Sandehn, Nancy. "2400 Frederick Avenue." Historic Inventory Form. BN-AS-016-102. Frederick Avenue Survey. August, 1981).

2400 Frederick Avenue is a five-story building with a buff brick exterior and roof-top penthouse. The primary elevation is fifteen bays wide at the first story and twelve bays wide at the upper stories. A mid-century wide, tile-brick panel bisects the primary elevation and extends to the cornice. The primary entrance is centered in the panel and contains a non-historic anodized aluminum entry system with paired doors. A mid-century aluminum canopy shelters the entrance. Regularly punched fenestration organizes the primary elevation. Most windows are 1/1 historic wood sash. Many first-floor windows are 1/1 non-historic aluminum. All upper-story windows have cast concrete sills and brick lintels. A soldier brick stringcourse tops the first-story bays. A cast concrete and pattern brick stringcourse separate the first story from the second. A pattern brick cornice and cast concrete coping accents the roofline. An irregular penthouse tops the roof. The east and west portions are set back. Non-historic 1/1 windows fill most historic window bays. Three large window bays are centered on the primary elevation and angled to inset with the penthouse roof. The westernmost of these bays contains a historic eight-light steel windows with a four-light transom. Two-light aluminum windows with two-light transoms fill the remaining two large bays. Regularly punched fenestration characterizes the secondary and rear elevations. Historic 1/1 wood windows remain in most bays.

2400 Frederick Avenue does not appear significantly altered since the 1981 survey. The tile-brick panel and canopy are historic alterations which reflect the conversion of the hospital into office space. While most first story and penthouse windows are replacements, they are complimentary in style and fill historic openings. Historic windows remain extant in most locations.



FREDERICK  
TOWERS





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1. Survey No. BN-AS-022-107		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2401-2405	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Avenue Flower Shop/George Roche Lunch/Henry Whitman Tire Co./Dr. H.E. Pertersen's Office		9. Present/other name (if known): Jones & Nelson Dentist/Hearing Aid Sales, Service, & Repair	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Healthcare: Medical Business/Office

### HISTORICAL INFORMATION

12. Construction date: 1925	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: E.S. Murphy	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: 4-light, 1-light fixed
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1987-1988 <input checked="" type="checkbox"/> Altered Date(s): c. 1987-1992 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Stucco	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built in 1925 by E.S. Murphy, apparently as rental property. Early tenants were the Avenue Flower Shop (a Stuppy Greenhouse branch) and George Roche who ran a restaurant in the east section of the building. Roche's specialty was chili and the entire neighborhood frequented the restaurant. In 1940 Henry Whitman's Tire shop was on the corner, one of three Avenue locations he occupied. In the early 1950's, Dr. H.B. Petersen, prominent local pediatrician moved his office into this building, and remained here until his retirement." (Sandehn, Nancy. "2401-2403 Frederick Avenue." Historic Inventory Form. BN-AS-016-103. August, 1981). "This addition to the doctor's office was constructed by Dr. H.E. Petersen while his pediatric practice was occupying the Murphy building. One of the first tenants was Dr. Charles W. Willman, M.D." (Sandehn, Nancy. "2405 Frederick Avenue." Historic Inventory Form. BN-AS-016-104. Frederick Avenue Survey. August, 1981).

Occupants: 1926: Collins Oil Co. fill sta.(2401) 1930: Stuppy Floral Co. (2401), J.C. Roche, conf (2403), Sinclair Ref Co., fill sta (2405) 1935: Avenue Flower Shop (2401), Geo. Roche, lunch(2403), Sinclair Refg Co., fill sta (2405) 1940: Henry Whitman Tire Co (2401), Geo. Roche rest (2403), Gibson Service Station (2405) 1945:Konski Studio photo, Roche Sandwich Shoppe, Lavey & Williams Sinclair 1949: O'Konski Studio (2401), Roche Sandwich Shop (2403), Bolling Service Station (2405) 1955: Cooper Radio & Serv. Sta. 1960: Harold Peterson phy (2401); Vacant (2403); E&R Serv Sta. 10997: Larry Jones , DDT. (2401), L. Pilgrim, DDT (2403), P. Lipira, pod. (2405)

The 1981 survey recorded a historic east addition as 2405 Frederick Avenue. After Peterson's retirement in the early 1970s this building became a dental office. 2401-2405 Frederick Avenue consequently retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO:J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO:H. Fotheringham & Co.,1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co.,1882-1896.

NETROnline. "2401-2405 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co.,1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2405 Frederick Avenue." Historic Inventory Form. BN-AS-016-101. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw,1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co.,1873.

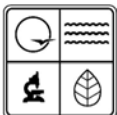
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick,1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co.,1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2401-2405 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



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41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The lower two-thirds of the building has been sheathed with contemporary materials. Above this sheathing there is brick laid in a detailed pattern of piers and insets." (Sandehn, Nancy. "2405 Frederick Avenue." Historic Inventory Form. BN-AS-016-104. Frederick Avenue Survey. August, 1981).

From the 1981 survey: "Only architectural feature of this brick veneer building is the triangular canopy which is edged in aluminum." (Sandehn, Nancy. "2405 Frederick Avenue." Historic Inventory Form. BN-AS-016-104. Frederick Avenue Survey. August, 1981).

2401-2405 Frederick Avenue is a one-story commercial block with an irregular plan and flat roof. Non-historic tile coping lines the parapet. A post-1981 side-gabled addition with a tile roof extends from the east elevation. Non-historic stucco panels and aluminum sheeting clad the exterior. The primary elevation is three bays wide. A four-light aluminum window and non-historic terraced tilework define the first bay. A historic, flat aluminum canopy shelters the first bay and wraps around the southwest corner. A deeply recessed pedestrian entrance defines the second bay and contains a non-historic aluminum door with glazing. The east bay is contained within a non-historic wedge-shaped addition recessed from the primary elevation plane and fronts Frederick Avenue at a roughly 45-degree angle. It fills the juncture between two perpendicular blocks and terminates several feet below the adjacent roofline. A tile canopy spans the wedge-shaped portion and the third primary elevation bay is offset west. It contains paired non-historic aluminum doors with glazing. A non-historic fixed aluminum window pierces the east elevation west of the entrance. A secondary entrance is in the east addition. Paired aluminum door with glazing fill the bay.

2401-2405 Frederick Avenue has been significantly altered since the 1981 survey. The wedge-shaped addition at the primary elevation, constructed between 1987-1988, obscures a historic east-elevation addition. The east gabled addition constructed during the same period further alters and obscures the historic form and massing. Non-historic stucco cladding and tile obscure the historic masonry surfaces and reduce material integrity.





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1. Survey No. BN-AS-022-108		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2407	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Home Oil & Gas Station (demolished)		9. Present/other name (if known): N/A	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Transportation: Road Related	11b. Current use: Landscape: Parking Lot

### HISTORICAL INFORMATION

12. Construction date: c. 1988	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Unknown	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

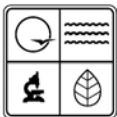
23. Category of property: <input type="checkbox"/> building(s) <input type="checkbox"/> site <input checked="" type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: N/A	37. Windows: <input type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: N/A
24. Vernacular or property type: N/A	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: N/A	32. Structural system: N/A	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input checked="" type="checkbox"/> Other Date(s): 1988 Endangered by:
26. Plan shape: Triangular	33. Exterior wall cladding: N/A	
27. No. of stories: N/A	34. Foundation material: N/A	
28. No. of bays (1 <sup>st</sup> floor):	35. Basement type: N/A	40. No. of outbuildings (describe in box 40 cont.): 0
29. Roof type: N/A	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "For many years this corner had a horse trough which had water run to it by the water company. In 1922, R.F. Ginn built the first of several filling stations at this location. Ginn was the manager of this outlet for the Collins Oil Company as well as an officer of the Ginn Auto Supply Company on South 4th. In the early 1930's, Ginn moved to Kansas City where he built the first two Dutch Mill Service Stations. In 1935, Sinclair Oil built another station on this site." (Sandehn, Nancy. "2407 Frederick Avenue." Historic Inventory Form. BN-AS-016-105. Frederick Avenue Survey. August, 1981).

The historic gas station was demolished c. 1988, likely to clear ground for an addition to the adjacent 2401-2405 Frederick Avenue. The last known occupant was Photo Express, which first occupied the building in 1985. 2407 Frederick Avenue retains poor historic character due to demolition. The current resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2407 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2407 Frederick Avenue." Historic Inventory Form. BN-AS-016-105. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2407 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

2407 Frederick Avenue is a non-historic concrete surface parking lot with a triangular plan.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-109		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2420	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Convenient Food Mart		9. Present/other name (if known): Speedy's Convenience & Spirit Shop (Sinclair)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Transportation: Road-Related

### HISTORICAL INFORMATION

12. Construction date: 1979	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Criswell Food Mart, Inc.	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

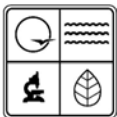
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Free Standing Commercial	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Concrete	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: None	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "There had been a service station on this corner since the early 1930's when Cities Service first built one. In 1959, Cities Service demolished the two residences which were also on this half block and built a new station, which later became Champlin. It seems worth noting that with construction of this store, we have returned to an earlier style of grocery store with gasoline pumps in front." (Sandehn, Nancy. "2420 Frederick Avenue." Historic Inventory Form. BN-AS-016-106. Frederick Avenue Survey. August, 1981).

While 2420 Frederick Avenue does not appear significantly altered, the resource is less than fifty years of age and is not eligible for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2420 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2420 Frederick Avenue." Historic Inventory Form. BN-AS-016-106. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2420 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A free-standing steel and aluminum flat-roof canopy at the northeast corner of the site shelters gasoline pumps. A surface parking lot with approximately fifteen spaces is in front of the building. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The entire front wall is brick on the lower half and windows on the upper half. There is a boxed pediment of diagonal strips in pattern." (Sandehn, Nancy. "2420 Frederick Avenue." Historic Inventory Form. BN-AS-016-106. Frederick Avenue Survey. August, 1981).

2420 Frederick Avenue is a non-historic brick gas station constructed in 1980. It has a rectangular plan and flat roof. A nine-part anodized aluminum storefront dominates the primary elevation and wraps onto the east elevation. A secondary, three-part storefront pierces the west end of the primary elevation. The roof extends at the primary elevation to shelter the storefronts. Wood paneling in a chevron pattern clads the parapet.

The brick cladding has been painted since the 1981 survey. The date is unknown, however images indicate the building was painted before 2008.



**Sinclair**

**SPEEDY'S CONVENIENCE & SPIRIT SHOP**

**MARIA YU HUNG**  
Chinese Restaurant  
100% Authentic  
Cantonese Cuisine

**RESTAURANT**  
Chinese Restaurant  
100% Authentic  
Cantonese Cuisine

**WYOMING**  
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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-110		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2501-2513	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Jacob Geiger Residence/Maud Wyeth Painter Residence/United Missouri Bank of St. Joseph		9. Present/other name (if known): Thomas & Burns Attorneys at Law	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Domestic: Single Dwelling	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1911	15. Architect: Eckel & Aldrich	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Band Construction; Reinert Bros. Masonry	19. On National Register? <input checked="" type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Dr. Jacob Geiger	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

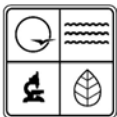
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 10-light; 8-light
24. Vernacular or property type:	31. Chimney placement: Side slope	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Gothic Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1977 <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: 2 1/2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Hipped	36. Front porch type/placement: Three-quarter width; open	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This house was built by Dr. Jacob Geiger in 1911-1912. At that time this was the edge of the city. Geiger, a native of Germany emigrated to St. Joseph in 1858, at the age of 10. After working his way through high school, Geiger studied medicine with Dr. Galen Bishop and then secured an M.D. from the University of Louisville. Geiger was the anethsitist[sic] when Dr. Bishop performed cataract surgery on Joseph Robidoux. In 1882, Dr. Geiger was the coroner[sic] of Buchanan County and as such performed the autopsy on Jesse James. An eminently successful physician and surgeon he was a member of the City Council and the Missouri State Medical Society, also serving as president of both groups. After the death of the Geigers, the house was purchased from Mrs. Geiger's sister by Mrs. Painter. Mrs. Painter was the daughter of Houston Wyeth, and had married Cleveland, Ohio banker Kenyon Painter. Returning to St. Joseph as a widow, she purchased this house because it reminded her so much of the one that she had lived in while in Ohio." (Sandehn, Nancy. "2501 Frederick Avenue." Historic Inventory Form. BN-AS-016-107. Frederick Avenue Survey. August, 1981).

The residence was converted to a bank in 1976 and remained so into the 2000s. The Dr. Jacob Geiger Home/Maud Wyeth Painter Residence was listed on the National Register of Historic Places on March 12, 1986 in association with the Historic Resources of Frederick Avenue, St. Joseph Multiple Resource Area documentation. See Wright, Bonnie and Nancy Sandehn. "Dr. Jacob Geiger House/Maud Wyeth Painter Residence." Missouri Office of Historic Preservation/Inventory Survey Form. 1986 for a detailed context and statement of significance. The Dr. Jacob Geiger House/Maud Wyeth Painter Residence does not appear altered since the 1981 survey or 1986 listing and continues to retain integrity and excellent historic character..

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETOnline. "2501 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2501 Frederick Avenue." Historic Inventory Form. BN-AS-016-107. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

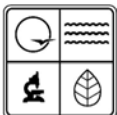
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

The Dr. Jacob Geiger Home/Maud Wyeth Painter Residence fronts Frederick Avenue, a main commercial thoroughfare, to the south. A non-historic parking lot associated with the bank conversion is located to the east. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has [a] three story tower at the southwest corner. The tower is surmounted by battlements. Windows throughout the house have white granite surrounds, lugsills and entablature window headers. The front façade features [an] arcaded porch with arcades having granite headers. Above the porch there is a four bay bow window with segmental transoms. Gargoyles lean from the pediment of this bow window. The door to the balcony formed by the bow window is in a decorated gable dormer. There is a small two story tower at the southeast corner. A drive-up addition to the bank has been constructed in an amazingly conforming style." (Sandehn, Nancy. "2501 Frederick Avenue." Historic Inventory Form. BN-AS-016-107. Frederick Avenue Survey. August, 1981).

The Dr. Jacob Geiger Home/Maud Wyeth Painter Residence is a two and one-half story Gothic Revival single-family residence. A three-story crenellated tower dominates the southwest corner. The primary elevation is three bays wide at the first story. A large,



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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ornate entrance with historic wood doors and sidelights defines the center bay. A three-quarter width open porch with a gothic arch arcade shelters the east-two bays. A four-bay bow window is centered on the second story. Historic windows are extant in all window bays. For a detailed description see: Wright, Bonnie and Nancy Sandehn. "Dr. Jacob Geiger Home/Maud Wyeth Painter Residence." Missouri Office of Historic Preservation/Inventory Survey Form. Department of Natural Resources, Division of Parks and Historic Preservation. 1986.



THOMAS & BURNS  
ATTORNEYS AT LAW





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-111		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2506	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Safeway Store		9. Present/other name (if known): Frederick Ave. Laundry & Cleaners	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1941	15. Architect: Safeway (corporate)	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Safeway	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

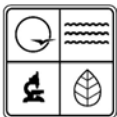
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display H; 4-light NH
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1984; 2005 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Until this building was built in 1941, the 1888 home of Gustave Andriano, who had been a wholesale liquor merchant, stood on this site. For years, there had been stores in this block of Frederick. Safeway vacated this store in 1966, when the new super-store was built as a part of East Hills Shopping Center. Before building this store and several others of like design in the city, Safeway had been located at 9th and Frederick...This building was built in the corporate style of this grocery chain." (Sandehn, Nancy. "2506 Frederick Avenue." Historic Inventory Form. BN-AS-016-108. Frederick Avenue Survey. August, 1981).

After Safeway vacated this location in 1966 it became a Mr. B Hardware store. By 1975, the store sold sporting goods rather than hardware however remained under the Mr. B name. Occupants: 1945: Not Listed 1949: Safeway Stores Inc. 1955: Safeway Stores Inc. 1960: Safeway Stores Inc. 1977: Mister B. Hardware

2506 Fredrick Avenue retains good historic character. This resource retains integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2506 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2506 Frederick Avenue." Historic Inventory Form. BN-AS-016-108. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

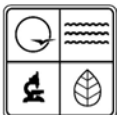
40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2506 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. An asphalt surface parking lot with approximately thirty spaces occupies the west half of the parcel. Historic aerials indicate the parking lot was in place by 1969 and it would likely be contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built in the corporate style of this grocery store chain. There is a suspended canopy. The bottom of the façade below the show windows is laid in dark green ceramic tile. The top of the façade has a three tier concrete cap. There has been an addition to the rear of the building. (Sandehn, Nancy. "2506 Frederick Avenue." Historic Inventory Form. BN-AS-016-108. Frederick Avenue Survey. August, 1981).

2506 Frederick Avenue is a one-story brick commercial block with a flat roof. The brick cladding is painted white. A concrete cap lines the parapet at the primary elevation. An eleven-part storefront system spans the primary elevation. A recessed entrance forms the ninth part and contains a pair of non-historic aluminum doors with glazing. The entrance assembly and transom have been covered with synthetic stucco. Historic single-pane fixed aluminum windows form the remaining parts. A non-historic aluminum framed awning shelters the storefront and wraps around to shelter the north-four west elevation bays. Non-historic tile clads the elevation below the storefront. The west elevation is eight bays wide. Brick pilasters define the bays. A rear addition contains the



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eighth bay. Secondary entrances are located in the fourth, seventh, and eighth bays. The fourth-bay entrance contains a non-historic aluminum and glazing system with paired doors. Non-historic four-light display windows pierce the first and second bays.

2506 Frederick Avenue has been altered since the 1981 survey. The first, second, and fourth masonry openings at the west elevation are non-historic and were likely punched in association with a permit issued in 2005. The current awning replaces a historic aluminum canopy removed in 1984. The brick cladding has been painted and the primary elevation tile replaced. While the tile is replacement, it is complimentary in style. Non-historic synthetic stucco and doors alters the primary entrance.

LAUNDRY & CLEANERS  
**Laundry**  
LAUNDRY & CLEANERS

**FREDERICK AVE. LAUNDRY & CLEANERS**

2506

WASH & FOLD



**& CLEANERS**

2506

FREDERICK AVE. LAUNDRY & CLEANERS

FREDERICK AVE. LAUNDRY  
WASH & DRY



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1. Survey No. BN-AS-022-112		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2510	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Modern Cleaners		9. Present/other name (if known): Modern Cleaners	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1948	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Modern Cleaners	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

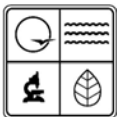
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 1981-2008 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Henry Anthes, who was a confectioner, built a building here in 1919 to house his grocery and confectionary, but he had lived in a house which straddled the line between lots 4 and 5 and as early as 1916, is shown as the clerk of Post Office Station F. In 1922, he moved to a new store at 2327 Frederick and this address became the location of Martin Feiden's grocery store. The present building, which has always been occupied by Modern Cleaners was built in 1948...This very plain storefront is an infill; to replace an older building on this site...The building is very shallow and the actual cleaning plant is some 15 feet to the rear." (Sandehn, Nancy. "2510 Frederick Avenue." Historic Inventory Form. BN-AS-016-109. Frederick Avenue Survey. August, 1981).

Modern Cleaners continues to occupy the building and has done so since construction. This resource retains good historic character and integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2510 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2510 Frederick Avenue." Historic Inventory Form. BN-AS-016-109. Frederick Avenue Survey. August, 1981.

Shaw, William. *St. Joseph City Directory 1869-1870*. St. Joseph, MO: William Shaw, 1870.

Shaw, William. *St. Joseph City Directory 1873*. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. *St. Joseph City Directory 1874-1875*, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. *Resident and Business Directory of St. Joseph*. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. *Saint Joseph Directory: 1868-1869*. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2510 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. A c. 1948 concrete block cleaning plant with a flat roof and rectangular plan is located at the rear. The primary (south) elevation is three bays wide. A historic four-light window defines the first bay while pedestrian entrances define the others. A historic flat-roof aluminum canopy shelters the entrance bays. Regularly punched fenestration organizes the east elevation. Historic steel awning windows fill the south three bays. Metal security bars obscure the remaining three bays. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This very plain front is an infill to replace an older building on this site. There is a recessed door with show window on either side. Above the door and windows there is a panel of prefinished tiles, which has the neon light name of the firm attached. A soldier course of brick acts as a window header and another combined with a header course serves as a type of cornice. The building is very shallow and the actual cleaning plant is some 15 feet to the rear." (Sandehn, Nancy. "2510 Frederick Avenue." Historic Inventory Form. BN-AS-016-109. Frederick Avenue Survey. August, 1981).

2510 Frederick Avenue is a one-story commercial block with a flat roof and brick cladding. A recessed entrance centered on the primary elevation contains a historic wood door with glazing. Aluminum display windows flank the entrance. A non-historic shingle-clad awning shelters the storefront. A vehicular bay pierces the rear elevation. Non-historic siding clads the rear.

A non-historic awning above the storefront was installed post-1981 but before 2008. 2510 Frederick Avenue does not otherwise appear significantly altered and retains good historic character.



2510

OPEN

30  
MINUTE  
PARKING  
NO TO GO

EMERGENCY  
SNOW  
ROUTE





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1. Survey No. BN-AS-022-113		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2512-2516	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Westminster Barber Shop/Kroger Grocery/Anns Café/Westminster Shoe Service		9. Present/other name (if known): Eckels Barber Shop/Farleigh Station (USPS)	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1931	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Meyer Block	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

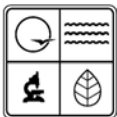
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: Center	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2002; c. 2014 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: EIFS	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 3	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Gabled	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This two-lot section is particularly interesting because in 1868 John Neucom was operating a hotel at this location. This of course brings to mind that Frederick Avenue is found on the 1840's Surveyor's Map as 'the road to Robidoux's,' and that this was the route from the northeast into St. Joseph. Neucom and/or his family are at this address until the late 1890's. In 1889, he built a small store at the northeast corner of lot 7 and this was for a time the office for the hack which ran out to the asylum. These buildings were gone by 1911 having been replaced by another house. In 1931, Meyer Block, built these buildings as rental property. Since before 1940, the Fairleigh Station Post Office has been at either 2516 or 2514 Frederick." (Sandehn, Nancy. "2511-2514-2516 Frederick Avenue." Historic Inventory Form. BN-AS-016-110. Frederick Avenue Survey. August, 1981).

Occupants: 1935: Westminster Barber Shop (2512), Kroger Grocery & Baking Co (2514), US PO Sta F./Fred Oehrie shoe repair (2516) 1940: Westminster Barber Shop (2512), Vacant (2514), US PO Sta F./Fred Oehrie shoe repair (2516) 1945: Melmed Studio, Ann's café, Westminster Shoe Shop 1949: Ann's Café (2512), Vacant (2514), Westminster Shoe Repair (2516) 1955: Gee Wiz Café (2512), PO Sub Sta. (2514); Forbes Shoe Serv. (2516) 1960: not listed (2512); US PO Sub Station (2514); Ollie Forbes Shoes (2516) 1977: Cycle Peddlers (2512), USPS (2514), Forbes Shoe Repair (2516)

Additional early tenants include the Westminster Barber Shop and Kroger Grocery (1935), Fred Oehrei Shoe repair (1940), and later Westminster Shoe repair (1950). Shoe repair services were located in this building through the early 1980s.

2512-2516 Frederick Avenue retains poor historic character and does not retain integrity.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2512-2516 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2512-2516 Frederick Avenue." Historic Inventory Form. BN-AS-016-110. Frederick Avenue Survey. August 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

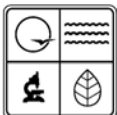
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2512-2516 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal. The portion of the lot south of the building is paved with asphalt.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a three section building with different depths on each of the sections. The façade is separate into three sections by brick piers which extend above the roof line. The doors are recessed and originally there was tile beneath the windows. The transom area has been covered with prefinished tile panels. The parapet has [a] stepped top edge which is centered by a sort of pediment. There are inset panels of stucco on each section which are decorated with tiles." (Sandehn, Nancy. "2511-2514-2516 Frederick Avenue." Historic Inventory Form. BN-AS-016-110. Frederick Avenue Survey. August, 1981).



2512-2516 Frederick Avenue is a one-story commercial block with a low-slope gabled roof and non-historic stucco panel cladding. Three storefronts organize the primary elevation. A stucco-clad chimney pierces the roof roughly on center. The west storefront contains a recessed entrance. A large display window is positioned to the right. The center storefront contains a recessed entrance flanked by fixed display windows. The east storefront mimics the west. All entrance doors are non-historic aluminum with glazing. All display windows are single-pane non-historic aluminum windows. Brick clads the rear elevation. Six bays organize the elevation. A non-historic corrugated metal enclosed vestibule with a flat roof contains the fifth bay which is an entrance. A secondary entrance with a non-historic hollow metal door defines the second bay. Non-historic 1/1 and fixed aluminum windows fill the first and third bays respectively. A historic multi-light window in the sixth bay is the only extant historic window.

2512-2516 Frederick Avenue has been significantly altered since the 1981 survey. A high, three-part stepped parapet with decorative brick panels and brick piers has been removed, substantially altering the roof line and primary elevation. This removal appears associated with a permit issued for front wall repairs in 2002. EIFS panel cladding was applied c. 2014, obscuring the historic masonry. Historic wood doors have been replaced and tile removed from the center storefront. These alterations significantly reduce the historic character of the resource.



Eckels Barber Shop  
2512  
2512

Handicap  
Parking

Eckels Barber Shop

USPS  
MAILBOX  
2512  
2512  
2512

2512





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

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1. Survey No. BN-AS-022-114		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2518	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Baldwin Grocer/Station Post Office/Westminster Pharmacy/Norris Drug Store/ Herman Durg Store/United Dept. Store		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Department Store	11b. Current use: Health Care: Medical Business/Office

### HISTORICAL INFORMATION

12. Construction date: 1903	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: William L. Whittington	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

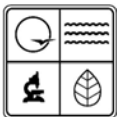
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: Two-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road?
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input checked="" type="checkbox"/> Addition(s) Date(s): 1924 <input checked="" type="checkbox"/> Altered Date(s): 2005; 2008-2013 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 1	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Flat	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This lot has had commercial property on it as far back as 1873 when Isaac Keywood is listed as harness maker for Israel Landis and Looney as grocer, both at 2516 Frederick which was the early address on this lot. By 1899, Siegel Field is listed as operating his grocery store at this address. Field had earlier been at 1910 Frederick (see inventory #78) and would in 1904, build the building at 2601-2605 Frederick. At the time he was at this location he was also operating the Asylum Hack, quartering his horses in a barn where he would build the building at 2601-2605. In 1903, William L. Whittington who was a doctor at the Asylum, built the front part of this building for rental. It was a grocery store until the 1930's when it became a drug store. It was a drug store until 1949. United Department Stores opened a branch of their downtown store at this location in the early 1950's and remained until the mid-1960's...This is a false front attached to an older building in 1924" (Sandehn, Nancy. "2520 Frederick Avenue." Historic Inventory Form. BN-AS-016-111. Frederick Avenue Survey. August, 1981).

Occupants: 1910: JT Baldwin gro 1915: JT Baldwin gro 1921: JT Baldwin gro/Station FPO 1926: Westminster Pharmacy (2518), HJ Frost/Maude Marlow/FJ Battelle (2518 1/2) 1930: Westminster Pharmacy (2518), Edwin Ridpath and Kath Kauffman (2518 1/2) 1935: Westminster Pharmacy 1940: Norris Drug Store No. 5 (2518), Florian Welch (2518 1/2) 1945: Norris Drug Store No. 5 (2518), Wm Stewart (2518 1/2) 1949: Vacant 1955: United Dept. Stores Co. No 5. 1960: United Dept. Stores Co. 1977: The Bazar gift shop; Herman Apartments.

This resource was formerly 2520 Fredrick Avenue. The street number has been changed to 2518. The Bazar, an apparel and gift shop, occupied the building for several years beginning in the late 1960s and still occupied the building during the 1981 survey. 2518 Frederick avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2518 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2518 Frederick Avenue." Historic Inventory Form. BN-AS-016-111. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

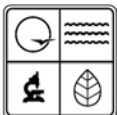
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2518 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. An asphalt parking lot is located at the rear and continues east onto the adjacent parcel. Approximately ten spaces are located on this parcel. Historic aerials indicate the parking lot was present by 1969. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This is a false front attached to an older building in 1924. Windows on [the] second floor have a vertical multipaned upper sash, brick lugsills, set in header pattern. A soldier course of brick forms a continuous window header for the windows. The first floor has a set of recessed doors in aluminum framing. Show windows have striated metal sheathing beneath them. Window and doors are surrounded by a panel of prefinished tile. A large addition has been added to [the] back of [the] building." (Sandehn, Nancy. "2520 Frederick Avenue." Historic Inventory Form. BN-AS-016-111. Frederick Avenue Survey. August, 1981).

2518 is a two-story two-part commercial block with a flat roof. Brick clads the primary elevation while the west and rear elevations are concrete block. The parapet is stepped at the east and west elevations. Non-historic corrugated metal clads the parapet. A thirteen-part non-historic aluminum storefront system spans the primary elevation at the first story. A non-historic aluminum door with glazing and a fixed transom occupies the west end. Fixed windows with single-pane transoms compose the remaining storefront elements. The entrance and display window lower sashes are painted. A non-historic corrugated metal awning shelters the storefront and non-historic stucco clads the elevation below the windows. Five non-historic 1/1 vinyl windows with header brick sills organize the second story. A continuous soldier brick lintel tops the windows. A non-historic corrugated metal cornice accents the elevation. Six window bays pierce the west elevation. The north three are segmental arch openings while the south three are rectangular. All are boarded. Irregularly punched fenestration and multiple pedestrian entrances characterize the rear elevation. Non-historic windows with a variety of pan arrangement and non-historic aluminum doors fill the bays.

2518 Frederick Avenue has been significantly altered through an incompatible replacement storefront, non-historic windows, corrugated metal cornice and roof, and a large non-historic awning. These alterations occurred after the 1981 survey. The roof and cornice alterations are associated with a permit issued in 2005 while the awning and windows were replaced between 2008 and 2013.





MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 300

1. Survey No. BN-AS-022-115		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2524	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Herman Drug Store		9. Present/other name (if known): Rogers Pharmacy	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Health Care: Medical Business/Office	11b. Current use: Health Care: Medical Business/Office

### HISTORICAL INFORMATION

12. Construction date: 1948	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Herman Family	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC ) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

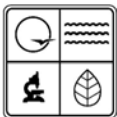
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Corrugated Metal	37. Windows: <input type="checkbox"/> historic <input checked="" type="checkbox"/> replacement Pane arrangement: Fixed display
24. Vernacular or property type: One-Part Commercial Block	31. Chimney placement: N/A	38. Acreage (rural): Visible from public road?
25. Architectural Style:	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): 2004; 2005; 2008-2014 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 1	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 2	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Hipped	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "At one time there was a grocery store operated by Lida Beverly on this lot but it was vacant before 1923, and remained so until the Hermans built this structure. In 1949, they moved to this building from across the street at 2601 and Norris moved from 2518-2520 Frederick to 2601 Frederick, and remained here until their retirement when it was occupied by the present tenant." (Sandehn, Nancy. "2524 Frederick Avenue." Historic Inventory Form. BN-AS-016-112. Frederick Avenue Survey. August, 1981).

Occupants: 1949: Not listed 1955: Herman Drug Co No. 9 1955: Herman Drug Store No. 9 1977: Donaldson Drugs and Herman Drug Store No. 9

This resource has remained a pharmacy since the previous survey, however operates under different ownership. It became Rogers Pharmacy in 1994. 2524 Frederick Avenue retains fair historic character, however, does not retain sufficient integrity for listing.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2524 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2524 Frederick Avenue." Historic Inventory Form. BN-AS-016-112. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2524 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the north. An asphalt parking lot is located at the east half of the parcel and wraps around to the rear where continues west onto the adjacent parcel. Approximately twenty spaces are located on this parcel. Historic aerials indicate the parking lot was present by 1969. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "Façade is almost entirely of glass with metal sheathing under windows aluminum frame door and suspended metal canopy. End panel of building is sheathed in prefinished ceramic tile. Above the canopy is [a] very plain brick parapet." (Sandehn, Nancy. "2524 Frederick Avenue." Historic Inventory Form. BN-AS-016-112. Frederick Avenue Survey. August, 1981).

2524 Frederick Avenue is a one-story brick commercial block with a hipped, corrugated metal roof and rectangular plan. A non-historic corrugated metal awning spans the primary and east elevations. Matching corrugated metal clads the parapet. A seven-part non-historic aluminum storefront organizes the primary elevation. The east-three parts are large fixed display windows with infilled transoms. The east half mimics the west and is reduced in scale, terminating several inches below the awning. The center storefront part contains the primary entrance and a fixed transom. The non-historic door is aluminum with glazing. Five bays organize the east elevation. Brick pilasters define the bays. A forty-two-light glass block window with a concrete sill is centered in the first bay. The second contains a non-historic anodized aluminum entrance with a sidelight and fixed transom. Narrow historic glass block windows



line the top of the third and fourth bays. A continuous concrete sill crosses the brick pilaster dividing the bays. Non-historic display windows fill the north bay.

2524 Frederick Avenue has been significantly altered since the 1981 survey through the loss of the character-defining storefront and mid-century suspended canopy. The replacement awning was installed between 2008 and 2013 and corrugated metal parapet sheath and roof were installed in 2004. A permit for storefront alterations was issued in 2005. These alterations significantly impact the historic roofline and street-facing elevations.



NO  
PARKING  
LOADING  
UNLOADING

1211

1211



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 303

1. Survey No. BN-AS-022-116		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 2601-2605	Street (name) Frederick Avenue
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): Siegel Field, Grocer/Westminster Pharmacy/Carltons Pharmacy/P.O. Station F/Beaty Store #52/Norris Pharmacy		9. Present/other name (if known): Unknown	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Commerce/Trade: Specialty Store	11b. Current use: Commerce/Trade: Specialty Store

### HISTORICAL INFORMATION

12. Construction date: 1904	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period:	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance:	17. Original or significant owner: Steigel Field	20. National Register eligible? <input type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input checked="" type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

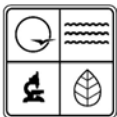
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Not Visible	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: Diamond pane/1; 1/1
24. Vernacular or property type:	31. Chimney placement: Side slope	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Late 19th and 20th Century Revivals	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input checked="" type="checkbox"/> Altered Date(s): c.1954 <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Rectangular	33. Exterior wall cladding: Brick	
27. No. of stories: 2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 4	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 1
29. Roof type: Not Visible	36. Front porch type/placement: N/A	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined		



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

From the 1981 survey: "This building was built by Siegel Field, a grocer and butcher who had previously been in business at 1910 and 2516 Frederick. When he first built the building, he operated his grocery store and meat market here. By 1910, the corner was occupied by the Westminster Pharmacy whose manager was Thomas Elfred (there had been an Elfred Drugs at 9th and Frederick before the turn of the century,) and Stephenson's were running a grocery in the 2603-2605 section of Frederick Avenue. The corner remained a drug store until circa 1960, with the tenants, Charles McRoberts, Harold Carlton (who also maintained the Post Office Station F), the Scanlan Drug Company and the Norris Pharmacy following in that order. The east section of the building remained a grocery store with Mrs. G.M. Wilson, Siegel Fields, Beatty Store #52 and the Kennedy Grocery Company being the proprietors, until the early 1950's. While the Noyes Hospital was in operation, the second floor of this building was the nurses' home." (Sandehn, Nancy. "2601-2605 Frederick Avenue." Historic Inventory Form. BN-AS-016-113. Frederick Avenue Survey. August, 1981).

Occupants: 1910: Siegel Field gro 1921: Chas. McRoberst (2601), Siegel Field gro (2603), Vacant (2605) 1926: HM Carleton, drugs(2601), Piggly Wiggly Store No. 4 (2603), Noyes Hospital Nurses home (2603 1/2), Boston Tailors & Furriers (2605) 1930: Carlton's Pharmacy/ PO Sta F (2601), Piggly Wiggly Store No. 3 (2603), Noyes Hospital Nurses home (2603 1/2), Oil Burning Engineering Co (2605) 1935: Carlton's Pharmacy (2601), Vacant (2601 1/2), Beaty's Service Stores No. 52, gro (2603-05), Vacant (2603), Sigel Fred (2605 1/2) 1940: Scanlan Drug Co (1601), Beaty Retail Store No. 53, gro (2605), Sigel Field (2605 1/2) 1945: Herman Drug Stores No 9, Kennedy's Deli & Bakery 1949: Norris Pharmacy Inc Store No. 5(2601), Kennedy Gro. Co. Inc (2603), Wm. Cox (2603 1/2) 1955: Norris Pharmacy No. 5 (2601); John Mothershead phys (2603); vacant (2605) 1960: Small Fry Shop 1977: The Jeanery (2601), J. Mothershead phys (2603), J. Jewett osteo (2605)

The corner shop remained a drug store through the 1960s. By the early 1970s, The Jeanery Ltd., an apparel store, replaced the drugstore. Various clothing stores occupied the east half of the building in the early 1960s. By the mid-1960s, a doctor's office occupied the east portion the building beginning 1967. In the early through mid-1970s, a Mr. B. Hardware store occupied the east half.

2601-2605 Frederick Avenue retains good historic character. This resource retains integrity and may be potentially eligible for local designation as an excellent representation of the style. Further study of the resource within the context of St. Joseph is necessary to determine if such designation would be feasible.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "2601-2605 Frederick Avenue." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "2601-2605 Frederick Avenue." Historic Inventory Form. BN-AS-016-113. Frederick Avenue Survey. August, 1981.

Shaw, William, .St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

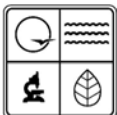
Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

2601-2605 Frederick Avenue fronts Frederick Avenue, a main commercial thoroughfare, to the south. A large parking lot constructed wraps around the west and rear portions of the lot. Historic aerials indicate the parking lot was in place by 1969 and it is likely contributing. Concrete curbs and sidewalks line most portions of the street and landscaping is minimal.



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 305

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The first floor of this building has been altered by previous or present tenants. The corner store has been sheathed with contemporary materials. There is ceramic tile under the show windows which extend on both sides of the corner door. Above the windows there is a shallow canopy of polished metal, and above the canopy is a dark stucco. The two doctors' offices have had the show windows closed up with glass block with small windows in the center. There is a stringcourse of stone or cement. Windows of the second floor rest on the top of the stringcourse., have upper sash with diamond shaped multi-panes, and brick label window headers. The parapet has four very steep pediments which have diamond pattern brick and circles of brick with keystone both top and bottom. A chimney stack is decorated with vertical pattern brick. At the corner the cap of the parapet is very deep and has a battlement effect." (Sandehn, Nancy. "2601-2605 Frederick Avenue." Historic Inventory Form. BN-AS-016-113. Frederick Avenue Survey. August, 1981).

2601-2605 Frederick Avenue is a two-story, two-part, Flemish Revival commercial block with a rectangular plan and brick cladding. The southwest corner is flattened and the roof is flat. An aluminum storefront, likely mid-century, wraps around the southwest corner and contains a recessed corner entrance. A historic polished metal canopy shelters the storefront. Plywood panels sheath the corner above the canopy. Two storefronts pierce the south elevation. The storefronts contain non-historic hollow composite doors. Glass block and fixed windows infill the storefront openings. A pedestrian entrance with a non-historic hollow composite door is centered between the storefronts. A cast stone header separates the door and a fixed transom above. Two secondary entrances are located at the west elevation. The north entrance contains a historic wood door with glazing and a fixed transom. The second contains an aluminum door with glazing. A historic fixed transom above is filled and a rounded metal canopy, likely mid-century, shelters the second entrance. Four window bays are boarded. Eight segmental arch window bays are centered on the east elevation and contain historic 1/1 wood windows. A cast metal stringcourse spans the south and west elevations between the first and second stories. The second-story windows historic wood wash and are a mixture of historic multi-light diamond pane over one and 1/1. Steep wall dormer with contrasting decorative pattern brick piece the south and west roofline. A concrete battlement accents the southwest corner.

Tile has been removed from around the corner storefront. 2601-2605 Frederick Avenue does not otherwise appear significantly altered since the 1981 survey. Most alterations to the resource pre-date the 1981 survey and are likely associated with mid-century tenant improvements, likely those completed under 1954 permits during the conversion of the east half of the building to medical offices.



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MISSOURI DEPARTMENT OF NATURAL RESOURCES  
STATE HISTORIC PRESERVATION OFFICE, P.O. Box 176, Jefferson City, MO 65102  
**ARCHITECTURAL/HISTORIC INVENTORY FORM**

Page 306

1. Survey No. BN-AS-022-117		2. Survey name: Frederick Avenue Re-Survey	
3. County: Buchanan		4. Address (Street No.) 1802	Street (name) Union Street
5. City: St. Joseph	Vicinity:	6. Geographical Reference:	7. Township/Range/Section: T: R: S:
8. Historic name (if known): H.O. Sidenfaden Funeral Home		9. Present/other name (if known): Tilton, Thomas, & Morgan, Inc. Insurance	
10. Ownership: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public		11a. Historic use (if known): Funerary: Mortuary	11b. Current use: Commerce/Trade: Professional

### HISTORICAL INFORMATION

12. Construction date: 1924	15. Architect: Unknown	18. Previously surveyed? <input checked="" type="checkbox"/> Cite survey name in box 22 cont. (page 3)
13. Significant date/period: 1924	16. Builder/contractor: Unknown	19. On National Register? <input type="checkbox"/> individual <input type="checkbox"/> district Cite nomination name in box 22 cont. (page 3)
14. Area(s) of significance: Architecture	17. Original or significant owner: H.O. Sidenfaden	20. National Register eligible? <input checked="" type="checkbox"/> individually eligible <input type="checkbox"/> district potential ( <input type="checkbox"/> C <input type="checkbox"/> NC) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined
21. History and significance on continuation page. <input checked="" type="checkbox"/>		22. Sources of information on continuation page. <input checked="" type="checkbox"/>

### ARCHITECTURAL INFORMATION

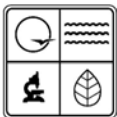
23. Category of property: <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	30. Roof material: Slate	37. Windows: <input checked="" type="checkbox"/> historic <input type="checkbox"/> replacement Pane arrangement: 6/6; 4/4
24. Vernacular or property type:	31. Chimney placement: Side slope	38. Acreage (rural): Visible from public road? <input checked="" type="checkbox"/>
25. Architectural Style: Georgian Revival	32. Structural system:	39. Changes (describe in box 41 cont.): <input type="checkbox"/> Addition(s) Date(s): <input type="checkbox"/> Altered Date(s): <input type="checkbox"/> Moved Date(s): <input type="checkbox"/> Other Date(s): Endangered by:
26. Plan shape: Irregular	33. Exterior wall cladding: Brick	
27. No. of stories: Split 2-2 1/2	34. Foundation material: Not Visible	
28. No. of bays (1 <sup>st</sup> floor): 5	35. Basement type: Unknown	40. No. of outbuildings (describe in box 40 cont.): 2
29. Roof type: Hipped; Flat	36. Front porch type/placement: Stoop	41. Further description of building features and associated resources on continuation page. <input checked="" type="checkbox"/>

### OTHER

42. Current owner/address:	43. Form prepared by (name and org.): Emily Lenhausen Rosin Preservation, LLC 1712 Holmes, Kansas City, MO 64108 816-472-4950 rachel@rosinpreservation.com	44. Survey date: 9/7/2019
		45. Date of revisions: 9/9/2020

### FOR SHPO USE

Date entered in inventory:	Level of survey <input type="checkbox"/> reconnaissance <input type="checkbox"/> intensive	Additional research needed? <input type="checkbox"/> yes <input type="checkbox"/> no
National Register Status: <input type="checkbox"/> listed <input type="checkbox"/> in listed district Name: <input type="checkbox"/> pending listing <input type="checkbox"/> eligible (individually) <input type="checkbox"/> eligible (district) <input type="checkbox"/> not eligible <input type="checkbox"/> not determined	Other:	



**ADDITIONAL INFORMATION:**

21. (cont.) History and significance. Expand box as necessary, or add continuation pages.

"This building was built in 1924 by the H.O. Sidenfaden Funeral Home. H.O. Sidenfaden was the son of William who had been a mortician in the city as early as the 1880's. Before moving to this location, Sidenfaden's Funeral Home was at the northeast corner of 11<sup>th</sup> and Frederick. This mortuary was bought out by another firm and was moved from this building in 1975. The current owners have converted it into an office building." (Sandehn, Nancy. "1802 Union." Historic Inventory Form. BN-AS-016-132. Frederick Avenue Survey. August, 1981).

Occupants: 1926: H.O. Sidenfaden Mortuary 1930: H.O. Sidenfaden & Son Funeral Home 1935: H.O. Sidenfaden & Son Funeral Home 1940: H.O. Sidenfaden & Son Funeral Home 1945: H.O. Sidenfaden & Son Funeral Home 1949: H.O. Sidenfaden & Son Funeral Home.; 1955: H.O. Sidenfaden & Son Funeral Home, 1960: H.O. Sidenfaden & Son Funeral Home, 1965: H.O. Sidenfaden & Son Funeral Home, 1970: H.O. Sidenfaden & Son Funeral Home, 1977: Vacant

1802 Union Street retains excellent integrity and is potentially eligible for individual listing under Criterion C for Architecture as a potentially significant example of Georgian Revival Architecture. This resource is also potentially eligible under Criterion A for its role as funeral home and mortuary. If this nomination is pursued, an investigation into its history within the contexts of architecture and funerary services in St. Joseph would be necessary to determine whether it is feasible to pursue a National Register nomination.

22. (cont.) Sources of information. Expand box as necessary, or add continuation pages.

Brad Finch, f-stop Photography, September 7, 2019.

Combe Printing Company's Directories of St. Joseph and Buchanan County: 1897-1903. St. Joseph, MO: Combe Printing Co., 1897-1903.

Combe-Polk Directory Company's St. Joseph City Directories, 1905-1907. St. Joseph, MO: Combe-Polk Directory Co., 1905-1907.

Fotheringham, H. St. Joseph City Directory for 1859-1860. St. Joseph, MO: J.A. Millam's Ben Franklin Book and Job Printing Establishment, 1860.

Fotheringham, H. St. Joseph City Directory for the Year Ending May 31, 1861. St. Joseph, MO: H. Fotheringham & Co., 1861.

Google Earth, 2019.

Google Streetview, 2019.

Hoye's Annual City Directories, 1883-1896. St. Joseph, MO: Hoye City Directory Co., 1882-1896.

NETROnline. "1802 Union Street." [www.historicaerials.com](http://www.historicaerials.com)

Posegate, F.M. St. Joseph City Directory: 1875. St. Joseph, MO: St. Joseph Steam Printing Co., 1875.

R.L. Polk's City Directories, 1908-1924. St. Joseph, MO: R.L. Polk & Co., 1908-1924.

R.L. Polk's City Directories, 1926-present. Kansas City, MO: R.L. Polk & Co., 1926-present.

Records of City Building permits, Department of Public Works, City Hall, St. Joseph, MO.

Sanborn Fire Insurance Map Company. *St. Joseph, Missouri*. 1883-1955. [digitized online] Historical Information Gatherers, Inc. accessed via the Kansas City Public Library. Accessed 10 September 2019.

Sandehn, Nancy. "1802 Union Street." Historic Inventory Form. BN-AS-016-132. Frederick Avenue Survey. August, 1981.

Shaw, William. St. Joseph City Directory 1869-1870. St. Joseph, MO: William Shaw, 1870.

Shaw, William. St. Joseph City Directory 1873. St. Joseph, MO: C.J. Messemer & Co., 1873.

Stenhouse, L. St. Joseph City Directory 1874-1875, St. Joseph, MO: L. Stenhouse, 1874.

Swick, Frank. Resident and Business Directory of St. Joseph. St. Joseph, MO: Frank Swick, 1867.

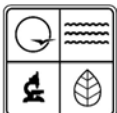
Swick, Frank. Saint Joseph Directory: 1868-1869. St. Joseph, MO: Frank Swick & Co., 1869.

40. (cont.) Description of environment and outbuildings. Expand box as necessary, or add continuation pages.

1802 Union Street primarily fronts Union Street, an east-west residential street which intersects with Frederick Avenue. The northwest corner of the property fronts Frederick Avenue to the north. A one and one-half story simple brick garage with a rectangular plan and flat roof abuts the south property edge. The date of construction is unknown, however it appears on Sanborn Maps by 1949 and is likely contemporary to the primary resource. It retains good historic character and would be a contributing resource. A lightly terraced ornamental grass lawn characterizes the landscaping. Concrete stairs with historic stone walls and non-historic metal railings bisect the lawn to access the primary entrance. A paved driveway with stone retaining walls is at the east property edge. A large asphalt parking lot occupies the west half of the lot.

41. (cont.) Description of primary resource. Expand box as necessary, or add continuation pages.

From the 1981 survey: "The building has a central door with multipane sidelights and transom. The door surround of cement is surmounted by ornate semi-circular pediment. On each side of the door, there is a group of three long narrow windows with continuous cement lugsill and a flat arch brick voussoirs with key stone[sic] of cement. Window above the center door has cement surround. Other second floor windows have flat arch brick voussoirs with keystone and cement lugsills. Windows on wings at east have balconies of cast iron. Cornice is cast metal with medillions[sic]. The center section has parapet gable roof with dormers which have gable roof with return. The wings have flat roof with parapet." (Sandehn, Nancy. "1802 Union." Historic Inventory Form. BN-AS-016-132. Frederick Avenue Survey. August, 1981).



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1802 Union Street is a two and one half-story Georgian Revival brick building. The center portion of the roof is hipped with slate tile while the east and west thirds are flat with a high brick parapet. Three gabled dormers with cornice returns are centered on the primary roof slope. The basement rises above ground level. The east and west primary elevation ends project slightly. The primary elevation is five bays wide. The primary entrance defines the center bay and contains a historic wood door with twelve-light glazing. Historic four-light sidelights and a historic seven-light fixed transom surround the door. The entrance is heavily ornamented with cast stone pilasters and an ornate broken pediment. Concrete stairs access the entrance and classically ornamented kneewalls flank the stairs. Three-ganged 4/4 historic wood windows with continuous cast stone sills and soldier brick headers with cast stone keystones flank the entrance bay. Historic 6/6 wood windows with cast stone sills and lintels define the outer bays. Historic 6/6 wood windows define the second-story bays. Shallow cast stone balconies with historic metal railings extend from the outer two bays. A cast metal cornice with modillions is located above. Historic 6/6 wood windows are extant on all secondary elevations. A one-story ell with a rectangular plan and flat roof is centered on the rear elevation. The primary (east) elevation is four bays wide. The primary entrance defines the second bay and contains non-historic paired slab doors below a historic fixed transom and fan light. Historic two-ganged 4/4 wood windows with cast stone sills and fanlights define the remaining bays. Decorative brick panels, cast stone keystones, and soldier brick trim accent the window bays. A simple cast metal cornice ornaments the east and west elevations.

1802 Union Street does not appear significantly altered from its historic appearance and retains integrity and excellent historic character.



